

THE STATE OF TEXAS *

COUNTY OF WILLIAMSON *

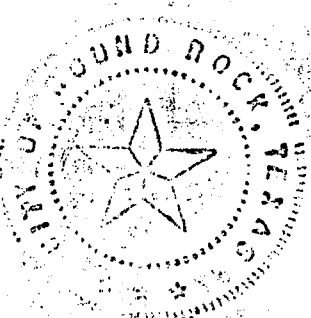
CITY OF ROUND ROCK *

DOC# 9923405

I, JOANNE LAND, Assistant City Manager/City Secretary of the City of Round Rock, Texas, do hereby certify that I am the custodian of the public records maintained by the City and that the above and foregoing is a true and correct copy of Ordinance No. Z-99-02-25-12B4 which was passed and adopted by the City Council of the City of Round Rock, Texas, at a meeting held on the 25th day of February 1999 as recorded in the minutes of the City of Round Rock in Book 40.

CERTIFIED by my hand and seal of the City of Round Rock, Texas on this 7th day of April 1999.


JOANNE LAND, Assistant City Manager/
City Secretary



ORDINANCE NO. Z-99-02-25-12B4

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, TEXAS ADOPTED IN SECTION 11.305(2), CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO WIT: TO ZONE 192.205 ACRES OF LAND AND TO REZONE 2.140 ACRES OF LAND OUT OF THE J.M. HARRELL SURVEY, ABSTRACT 284, IN ROUND ROCK, WILLIAMSON COUNTY, TEXAS, FROM DISTRICT C-1 (GENERAL COMMERCIAL) TO PLANNED UNIT DEVELOPMENT (PUD) NO. 39.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to zone 192.205 acres of land, and to rezone 2.140 acres of land out of the J.M. Harrell Survey, Abstract 284, in Round Rock, Williamson County, Texas, being more fully described in Exhibit "A", attached hereto and incorporated herein, from District C-1 (General Commercial) to Planned Unit Development (PUD) No. 39, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 17th day of February, 1999, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the property described in Exhibit "A" be zoned as Planned Unit Development (PUD) No. 39, and

WHEREAS, on the 25th day of February, 1999, after proper notification, the City Council held a public hearing on the requested amendment, and

WHEREAS, the City Council determines that the zoning provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Section 11.300, Code of Ordinances (1995 Edition), City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROUND ROCK, TEXAS, THAT:

I.

That the Official Zoning Map adopted in Section 11.305(2), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended so that the zoning classification of the property described in Exhibit "A" is hereafter designated as Planned Unit Development (PUD) No. 39.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and the Act.

Alternative 1.

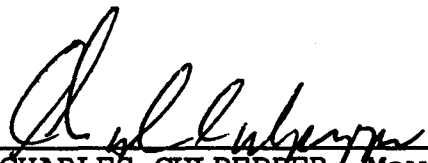
By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 25th day of February, 1999.

Alternative 2.

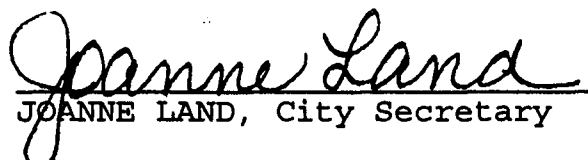
READ and APPROVED on first reading this the _____ day of _____, 1999.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, 1999.



CHARLES CULPEPPER, Mayor
City of Round Rock, Texas

ATTEST:



JOANNE LAND, City Secretary

List of Exhibits

1. **Exhibit A:** Property Description page 5
2. **Exhibit B:** Agreement and Development Plan page 15
3. **Exhibit C:** Lienholder Consent page 22
4. **Exhibit D:** Development Areas page 23
5. **Exhibit E:** Maximum Building Area page 24
6. **Permitted Uses and Limitations for the following Development Areas:**
 - a. **Exhibit F-1:** Tract I - Office Flex Area page 25
 - b. **Exhibit F-2:** Tract II - Campus Area page 31
 - c. **Exhibit F-3:** Tract III - Central Green Area page 38
 - d. **Exhibit F-4:** Tract IV - Mixed Use Area page 44
7. **Exhibit G:** Project Identification Sign Locations page 51
8. **Exhibit H:** Utility Schematic and Drainage Plan page 52
9. **Exhibit I:** Roadway Light Fixtures page 53
10. **Exhibit J:** Sidewalk Locations page 54
11. **Exhibit K:** Parking Lot and Walkway Light Fixtures page 55
12. **Exhibit L:** Traffic Impact Analysis page 57

F:\mmlbers\08000016\pud\pud-co-w.004

EXHIBIT A

PROPERTY DESCRIPTION OF 194.345 ACRES OF LAND

Tract I: A 2.140 acre tract of land more fully described on Exhibit A-1 attached hereto.

Tract II: A 192.205 acre tract of land more fully described on Exhibit A-2 attached hereto.

P.U.D. - 2.140 Acre Tract
Page 1 of 2

P.U.D. - 2.140 ACRE TRACT

DESCRIPTION

FOR A 2.140 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 2.128 ACRE TRACT AS CONVEYED TO RIDGEHILL INVESTMENTS, INC., BY INSTRUMENT RECORDED IN VOLUME 2093, PAGE 800 OF THE OFFICIAL RECORDS OF SAID COUNTY AND A NARROW TRIANGULAR SHAPED STRIP OF LAND SITUATED BETWEEN THE SOUTHERLY BOUNDARY LINE OF SAID 2.128 ACRE TRACT OF LAND AND THE MONUMENTED NORTHERLY BOUNDARY LINE OF A 227.8382 ACRE TRACT CONVEYED TO 35/45 INVESTORS, L.P. BY INSTRUMENT RECORDED AS DOCUMENT NO. 9848753 (CONTAINING APPROXIMATELY 500 SQUARE FEET), SAID 2.140 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on an iron rod found on the southwesterly corner of said 2.128 Acre Tract, same being an angle point in a northerly boundary line of said 227.8382 Acre Tract, same being the southwesterly corner and POINT OF BEGINNING hereof;

THENCE with the westerly boundary line of said 2.128 Acre Tract, same being an easterly boundary line of said 227.8382 Acre Tract, N 14° 20' 19" W (Bearing Basis/Directional Control Line) for a distance of 131.18 feet to an iron rod found on the northwesterly corner of said 2.128 Acre Tract, being the northwesterly corner hereof;

THENCE with the northerly boundary line of said 2.128 Acre Tract, the following three (3) courses and distances:

- 1) N 72° 59' 25" E for a distance of 76.26 feet to an iron rod found on a point of curvature hereof;
- 2) with the arc of a curve to the right, having a radius of 700.00 feet, a central angle of 14° 30' 33", an arc length of 177.26 feet, and a chord which bears N 80° 13' 08" E for a distance of 176.79 feet to an iron rod found on a point of tangency hereof;
- 3) N 87° 30' 50" E a distance of 98.77 feet pass the southwesterly corner of the termination of Hesters Crossing Road as dedicated by "Chisholm Valley South Section Seven" a subdivision according to the plat thereof recorded in Cabinet E, Slide 125, of the Plat Records of said County, continuing for a total distance of 345.24 feet to an iron rod found on the northeasterly corner of said 2.128 Acre Tract, same being the northwesterly corner of Lot 1, Chisholm Valley South Section 10, Resubdivision of Lots 1, 2, 3, 4, 5, recorded in Cabinet G, Slide 359, of the Plat Records of said County, same being a northeasterly corner hereof;

EXHIBIT A-1

Page 1 of 3

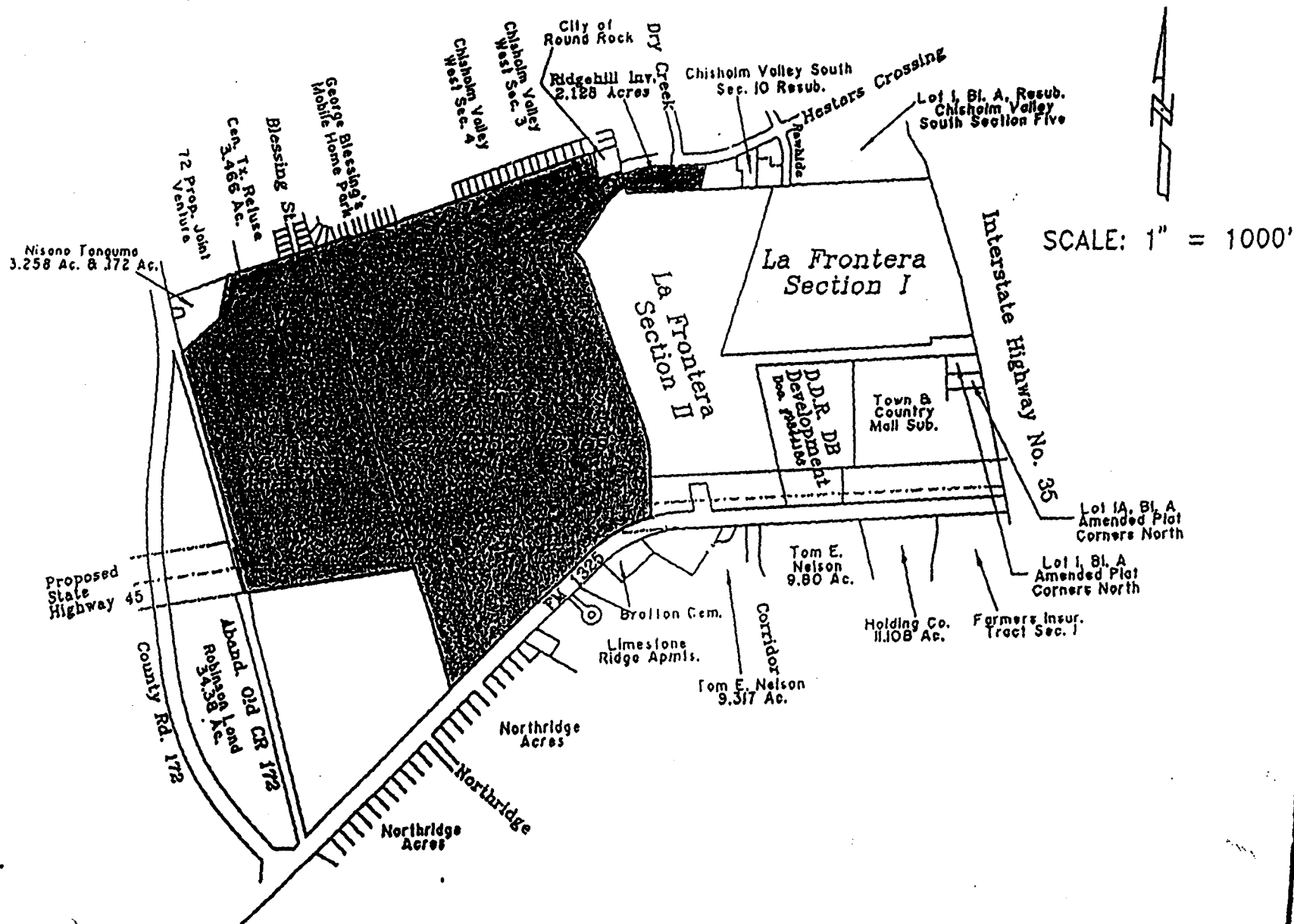


EXHIBIT A
Page 2 of 2

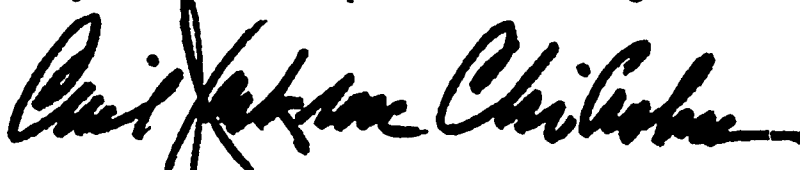
RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

P.U.D. - 2.140 Acre Tract
Page 2 of 2

THENCE departing the southerly right-of-way line of said Hesters Crossing, in part with the easterly boundary line of said 2.128 Acre Tract, same being the westerly boundary line of said Lot 1 and with a projection thereof, S 09° 16' 58" W for a distance of 175.96 feet to a point in a northerly boundary line of said 227.8382 Acre Tract, said point being the southeasterly corner hereof;

THENCE with a northerly boundary line of said 227.8382 Acre Tract, S 87° 45' 45" W for a distance of 531.60 feet to the POINT OF BEGINNING hereof and containing 2.140 acres of land.

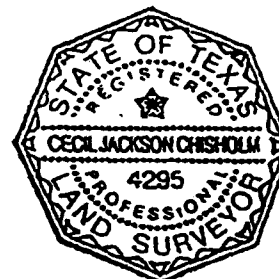
Surveyed under the direct supervision of the undersigned:



Cecil Jackson Chisholm
Registered Professional Land Surveyor No. 4295
BAKER-AICKLEN & ASSOCIATES, INC.
203 E. Main Street, Suite 201
Round Rock, Texas 78664
(512) 244-9620

Dated

1-20-99



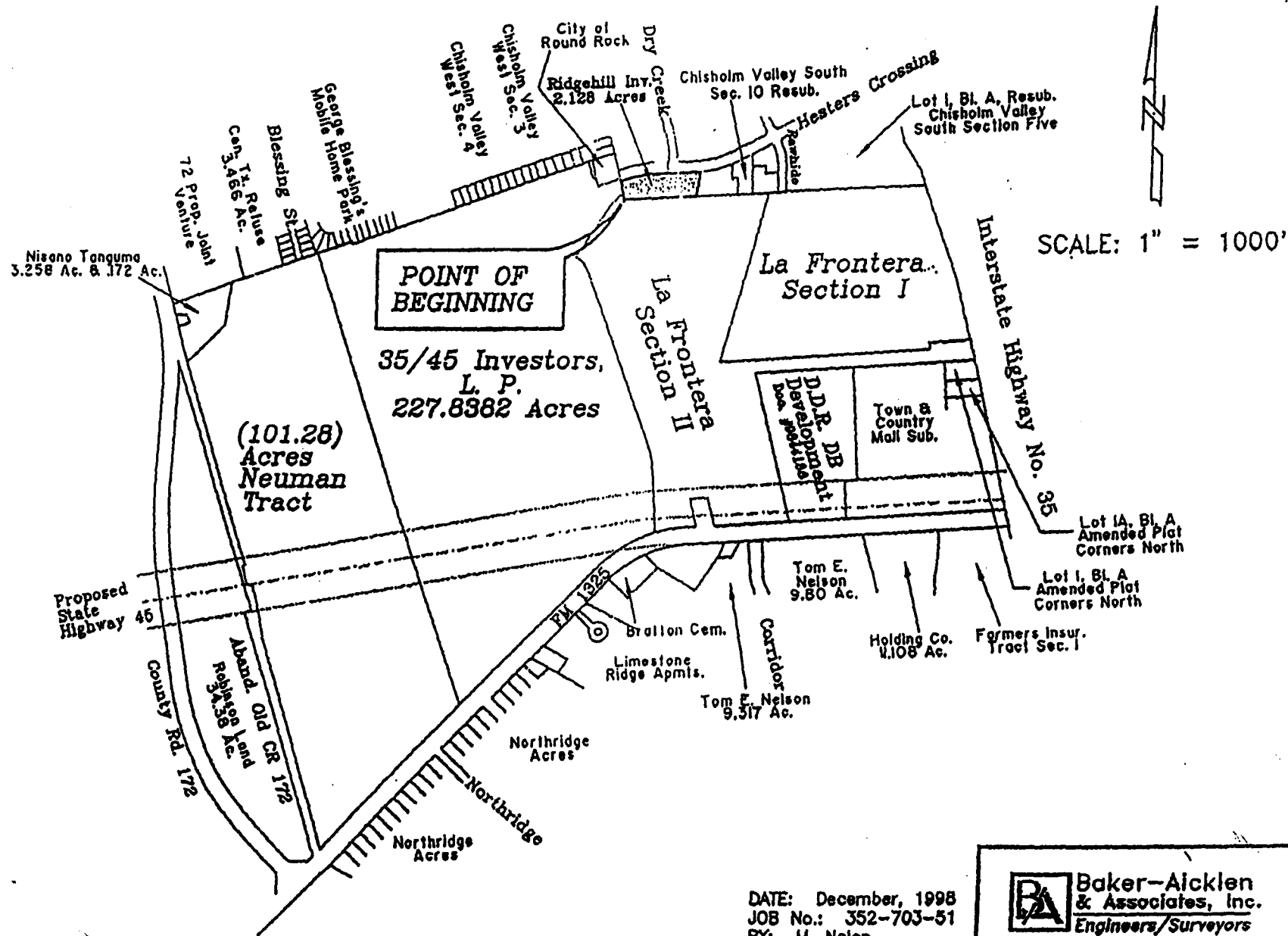
Job No.: 352-703-23

File Name: M:\MARGIE\352703\MB-PUD3

EXHIBIT A-1

Page 2 of 3

SKETCH TO ACCOMPANY DESCRIPTION



DATE: December, 1998
JOB No.: 352-703-51
BY: M. Nolen

Baker-Aicklen & Associates, Inc.
Engineers/Surveyors

File name: M:\MARGIE\352703\PUD
Plot date: 12/18/98

EXHIBIT A-1
Page 3 of 3

192.205 Acre Tract

Page 1 of 4

P.U.D. - WEST TRACT

DESCRIPTION

FOR A 192.205 ACRE TRACT OF LAND SITUATED IN THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 227.8382 ACRE TRACT OF LAND CONVEYED TO 35/45 INVESTORS, L.P., A TEXAS PARTNERSHIP, BY INSTRUMENT RECORDED AS DOCUMENT NO. 9848753 OF THE OFFICIAL RECORDS OF SAID COUNTY AND A PORTION OF A 102.64 ACRE TRACT OF LAND AS CONVEYED TO 34/45 INVESTORS, L.P. BY INSTRUMENT RECORDED AS DOCUMENT NO. 9903480 OF SAID OFFICIAL RECORDS, SAID 192.205 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on an iron rod set on the curving southerly boundary line of said 227.8382 Acre Tract, same being a point in the curving northerly right-of-way line of F. M. 1325 (120' right-of-way width), said point being the southeasterly corner and POINT OF BEGINNING hereof, from which point a concrete monument found on a point of tangency of said 227.8382 Acre Tract bears N 79° 52' 56" E a distance of 250.01 feet;

THENCE with the northerly right-of-way line of said F. M. Highway No. 1325, same being the southerly boundary line said 227.8382 Acre Tract, the following three (3) courses and distances:

- 1) with the arc of a curve to the left, having a radius of 1014.88 feet, a central angle of 31° 04' 55", an arc length of 550.56 feet, and a chord which bears S 71° 24' 58" W for a distance of 543.83 feet to a point in the northerly right-of-way line of said F. M. Highway No. 1325, same being a point of non-tangency hereof;
- 2) S 43° 43' 45" W for a distance of 1010.67 feet to a concrete monument found on an angle point;
- 3) S 43° 46' 10" W for a distance of 378.79 feet to an iron rod found on the southwesterly corner of said 227.8382 Acre Tract, same being a southeasterly corner of said 102.64 Acre Tract, same being a southwesterly corner hereof;

THENCE departing the northerly right-of-way line of said F. M. Highway No. 1325, with the westerly boundary line of said 227.8382 Acre Tract, same being with the easterly boundary line of said 102.64 Acre Tract, N 18° 29' 40" W for a distance of 946.66 feet to a point in the southerly right-of-way line of proposed State Highway No. 45 (400' proposed right-of-way width), being an angle point hereof;

EXHIBIT A-2Page 1 of 5

192.205 Acre Tract

Page 2 of 4

THENCE with the southerly right-of-way line of said proposed State Highway No. 45, same being through the interior of said 102.64 Acre Tract, S 80° 14' 52" W for a distance of 1237.09 feet to a point in the westerly boundary line of said 102.64 Acre Tract, same being a southwesterly corner hereof;

THENCE with the westerly boundary line of said 102.64 Acre Tract, the following four (4) courses and distances:

- 1) N 03° 48' 39" W for a distance of 33.33 feet to an angle point hereof;
- 2) N 16° 05' 54" W for a distance of 305.73 feet to an angle point hereof;
- 3) N 69° 42' 36" E for a distance of 23.15 feet to an angle point hereof;
- 4) N 17° 40' 24" W for a distance of 1561.50 feet to an iron rod found on an angle point of said 102.64 Acre Tract, same being the most southerly corner of a 3.258 acre tract as described by instrument recorded in Volume 1290, Page 696, of said Official Records, same being an angle point hereof;

THENCE with a southerly boundary line of said 3.258 Acre Tract, same being with a northerly boundary line of said 102.64 Acre Tract, the following two (2) courses and distances:

- 1) N 45° 42' 36" E for a distance of 384.09 feet to an iron rod found on an angle point hereof;
- 2) N 07° 47' 11" E for a distance of 326.58 feet to an iron rod found on the most northerly corner of said 3.258 Acre Tract, same being an angle point hereof;

THENCE continuing with a northerly boundary line of said 102.64 Acre Tract, N 71° 12' 55" E for a distance of 665.57 feet to an iron pipe found on the northeasterly corner of said 102.64 Acre Tract, same being a northwesterly corner of said 227.8382 Acre Tract, being an angle point hereof;

THENCE with a northerly boundary line of said 227.8382 Acre Tract, N 71° 51' 27" E for a distance of 264.28 feet to a concrete monument found on an angle point hereof;

THENCE with an angle in a northerly boundary line of said 227.8382 Acre Tract, S 20° 18' 48" E for a distance of 18.78 feet to a concrete monument found on an angle point hereof;

THENCE continuing with a northerly boundary line of said 227.8382 Acre Tract, N 71° 26' 53" E for a distance of 1783.33 feet to an iron rod found on the northwesterly

EXHIBIT A-2Page 2 of 5

-11-

192.205 Acre Tract

Page 3 of 4

corner of a 0.074 acre tract of land surveyed in conjunction with a pending land conveyance to the City of Round Rock, Texas, being an angle point hereof;

THENCE with the westerly boundary line of said 0.074 Acre Tract, S 17° 58' 19" E for a distance of 127.79 feet, to an iron rod found on the southwesterly corner of said 0.074 Acre Tract, same being an angle point hereof;

THENCE with the southerly boundary line of said 0.074 Acre Tract, N 71° 58' 22" E for a distance of 20.57 feet, to an iron found on the southeasterly corner of said 0.074 Acre Tract, same being in the westerly boundary line of a 0.75 acre tract as described by instrument recorded in Volume 1429, Page 462, of said Official Records, same being in an easterly boundary line of said 227.8382 Acre Tract, being an angle point hereof;

THENCE with the westerly boundary line of said 0.75 Acre Tract, same being with an easterly boundary line of said 227.8382 Acre Tract, S 14° 21' 45" E for a distance of 60.19 feet, to an iron rod found on the southwesterly corner of said 0.75 Acre Tract, same being an angle point of said 227.8382 Acre Tract, same being an angle point hereof;

THENCE with a northerly boundary line of said 227.8382 Acre Tract, same being the southerly boundary line of said 0.75 Acre Tract, N 71° 56' 59" E for a distance of 170.91 feet, to an iron rod found on the southeasterly corner of said 0.75 Acre Tract, same being a northeasterly corner of said 227.8382 Acre Tract, same being an angle point hereof;

THENCE with an easterly boundary line of said 227.8382 Acre Tract, S 14° 20' 19" E for a distance of 139.03 feet to an iron rod set on a northeasterly corner hereof;

THENCE through the interior of said 227.8382 Acre Tract the following eight (8) courses and distances:

- 1) with the arc of a curve to the left, having a radius of 950.00 feet, a central angle of 14° 03' 57", an arc length of 233.22 feet, and a chord which bears S 46° 58' 24" W for a distance of 232.63 feet to an iron rod set on a point of tangency hereof;
- 2) S 39° 56' 26" W for a distance of 109.62 feet to an iron rod set on a point of curvature hereof;
- 3) with the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 11° 11' 15", an arc length of 195.26 feet, and a chord which bears S 45° 32' 03" W for a distance of 194.95 feet to an iron rod set on an angle point hereof;
- 4) S 36° 34' 46" E for a distance of 73.94 feet to an iron rod set on a point of curvature hereof;

EXHIBIT A-2Page 3 of 5

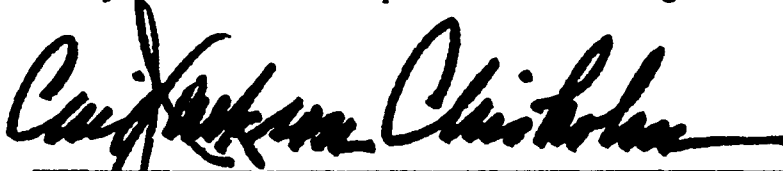
-12-

192.205 Acre Tract

Page 4 of 4

- 5) with the arc of a curve to the right, having a radius of 1040.00 feet, a central angle of $16^{\circ} 03' 48''$, an arc length of 291.57 feet, and a chord which bears $S 28^{\circ} 32' 52'' E$ for a distance of 290.62 feet to an iron rod set on a point of tangency hereof;
- 6) $S 20^{\circ} 30' 58'' E$ (Bearing Basis/Directional Control Line) for a distance of 1135.10 feet to an iron rod set on a point of curvature hereof;
- 7) with the arc of a curve to the right, having a radius of 1040.00 feet, a central angle of $17^{\circ} 27' 48''$, an arc length of 316.98 feet, and a chord which bears $S 11^{\circ} 47' 04'' E$ for a distance of 315.76 feet to an iron rod set on a point of tangency hereof;
- 8) $S 03^{\circ} 03' 10'' E$ for a distance of 356.15 feet to the POINT OF BEGINNING hereof and containing 192.205 acres of land.

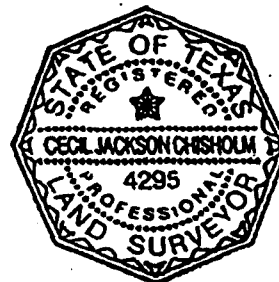
Surveyed under the direct supervision of the undersigned:



Cecil Jackson Chisholm
Registered Professional Land Surveyor No. 4295
BAKER-AICKLEN & ASSOCIATES, INC.
203 E. Main Street, Suite 201
Round Rock, Texas 78664
(512) 244-9620

Dated

1-20-99



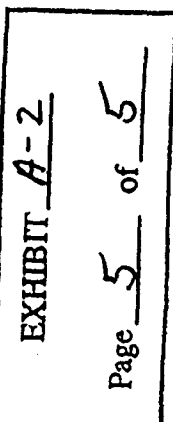
Job No.: 352-703-23

File Name: M:\MARGIE\352703\MB-PUD2.doc

EXHIBIT A-2Page 4 of 5

-13-

-14-



RECORDERS MEMORANDUM:

RECORDERS MEMORANDUM

DATE: December, 1998
JOB No.: 352-703-51
BY: M. Nolen



**Baker-Aicklen
& Associates, Inc.**
Engineers/Surveyors

File name: M:\MARGIE\352703\PUD
Plot date: 12/18/98

EXHIBIT B

AGREEMENT AND DEVELOPMENT PLAN FOR LA FRONTERA WEST PLANNED UNIT DEVELOPMENT NO. 39

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the **City of Round Rock, Texas**, a Texas municipal corporation, having its offices at 221 East Main Street, Round Rock, Texas 78664 (hereinafter referred to as the "City"), and **35/45 Investors, L.P.**, (hereinafter referred to as the "Owner").

WHEREAS, the Owner has submitted a request to the City to zone approximately 194.345 acres of land as a Planned Unit Development ("PUD"), said property being more particularly described in **Exhibit "A"** (hereinafter referred to as the "Property"), and

WHEREAS, pursuant to Chapter 11, Section 11.316(8), Code of Ordinances (1995 Edition), City of Round Rock, Texas, the Owner has submitted a development plan setting forth the development conditions and requirements within the PUD (the "Development Plan"), which Development Plan is contained in Section II of this Agreement; and

WHEREAS, on FEBRUARY 17, 1999, the City's Planning and Zoning Commission recommended approval of the Owner's application for a PUD.

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall generally conform to the Development Plan set forth in Section II herein.

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Agreement or the Development Plan unless all provisions pertaining to changes or modifications as stated in Article III, Section 1 below are followed.

3. ZONING VIOLATION

The Owner understands that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance as stated in Section 1.601, Code of Ordinances, (1995 Edition), City of Round Rock, Texas, as amended.

4. LIENHOLDER CONSENT

The lienholder of record against a portion of the Property has consented to this Agreement including any and all dedications to the public. A lienholder consent is attached hereto and incorporated herein as Exhibit "C". There are no other outstanding debts secured by the Property and no other lienholders of record.

5. MISCELLANEOUS PROVISIONS

5.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from conveying the Property or portions of the Property, together with all development rights and obligations contained in this Agreement.

5.2 Necessary Documents and Actions.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

5.3 Severability.

In case any one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

5.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

5.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

5.6 Venue.

All obligations of the parties created hereunder are performable in Williamson County, Texas and venue for any action arising hereunder shall be in Williamson County.

5.7 No Third Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns) any rights, benefits or remedies under or by reason of this Agreement.

5.8 Duplicate Originals.

This Agreement may be executed in duplicate originals, each of equal dignity.

5.9 Notices.

Until changed by written notice thereof, any notice required under this Agreement may be given to the respective parties by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER

35/45 Investors, L.P.
808 West 10th Street
Austin, Texas 78701

Attn: William S. Smalling

CITY OF ROUND ROCK

City of Round Rock, Texas
221 East Main Street
Round Rock, Texas 78664

Attn: Director of Planning

5.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

5.11 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

II.

DEVELOPMENT PLAN

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances (1995 Edition), City of Round Rock, Texas, hereinafter referred to as "the Code".

2. PROPERTY

This Development Plan ("Plan") covers approximately 194.345 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in Exhibit "A".

3. PURPOSE

The purpose of this Plan is to insure a Planned Unit Development ("PUD") that: (i) is equal to or superior to development that would occur under the standard ordinance requirements, (ii) is in harmony with the General Plan of the city of Round Rock, Texas, (iii) does not have an undue adverse affect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, (iv) is adequately provisioned by essential public facilities and services, and (v) will be developed and maintained so as to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinance.

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code.

4.2 Other Ordinances.

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. DEVELOPMENT AREAS

The Property will be divided into four (4) separate development areas as shown on Exhibit "D" attached hereto and incorporated herein. The total land area and the combined maximum building area for all buildings located in each development area is shown on Exhibit "E" attached hereto and incorporated herein.

6. PERMITTED USES AND LIMITATIONS

The Property will be used and developed in accordance with the requirements as set forth in this Agreement and, if not set forth herein, by applicable sections in the Code. Specific permitted uses of and limitations applicable to the separate development areas are as follows:

- 6.1 Tract I - Office-Flex Area:** The permitted uses and limitations for the Office-Flex Area shown on Exhibit "D" are detailed on Exhibit "F-1" attached hereto and incorporated herein.
- 6.2 Tract II - Central Green Area:** The permitted uses and limitations for the Central Green Area shown on Exhibit "D" are detailed on Exhibit "F-2" attached hereto and incorporated herein.
- 6.3 Tract III - Campus Area:** The permitted uses and limitations for the Campus Area shown on Exhibit "D" are detailed on Exhibit "F-3" attached hereto and incorporated herein.
- 6.4 Tract IV - Mixed Use Area:** The permitted uses and limitations for the Mixed Use Area shown on Exhibit "D" are detailed on Exhibit "F-4" attached hereto and incorporated herein.

7. SIGNS

- 7.1 Project Identification Signs:** Signs for the purpose of identifying the Property (the "Project Identification Signs") as "La Frontera" (or other development name) may be installed and maintained by Owner on the Property at the locations designated on Exhibit "G" attached hereto and incorporated herein, provided no more than one Project Identification Sign is placed at each location. The Project Identification Signs may be no more than five feet (5') high, four feet (4') deep, and twelve feet (12') wide, unless otherwise approved by the City. The Project Identification Signs may not identify any specific occupants of the Property. The Project Identification Signs must be placed in accordance with the provisions of: (i) the setback and spacing requirements of Table 3.1403 of the Code, and (ii) the corner lot vision clearance requirements of Section 11.304(7) of the Code. No Project Identification Sign may be placed in any street or road right-of-way without a license agreement executed by the City.
- 7.2 Other Signs:** All freestanding signs for the purpose of identifying occupants of the Property will be monument signs installed and maintained in accordance with the Code. Additional signs for the purpose of identifying occupants of the Property may be mounted on (or made a part of) the exterior walls of the building occupied.

8. STORMWATER FILTRATION AND DETENTION.

- 8.1 Drainage:** Plans for drainage facilities will be reviewed and approved by the City for each portion of the Property as each such portion of the Property is subdivided. A conceptual drainage plan is included in the Utility Schematic and Drainage Plan on file in the P&CD Department, a copy of which is attached hereto as **Exhibit "H"** and incorporated herein. Both the utility schematic and the drainage plan that are a part of **Exhibit "H"** are conceptual in nature and may be modified in the future.
- 8.2 Stormwater Facilities:** Owner, at Owner's expense will construct all stormwater, sedimentation, filtration and/or detention ponds (the "Stormwater Ponds") necessary to serve: (i) the public roads on the Property and (ii) the lots or other parcels of the Property. Owner may construct regional Stormwater Ponds serving multiple lots or road segments to fulfill Owner's obligations under this Section 8.2. Owner may delegate Owner's responsibility for construction and maintenance of the Stormwater Ponds to: (i) purchasers of lots or other parcels of the Property, or (ii) a separate entity created for such purpose.

9. ROADWAYS/TRAFFIC

Development of the Property will be generally in accordance with the Traffic Impact Analysis attached hereto as **Exhibit "I"** and incorporated herein. Minor modifications may be made to the roadway plans by agreement between the Director of Public Works and Owner.

- 9.1 Road Construction:** The following conditions concerning roads on the Property must be fulfilled before any building permit will be issued by the City for any lot that is a part of the Property:
- a. Road construction plans for all roads abutting such lot (collectively, the "Roads") have been approved by the City (the "Approved Plans").
 - b. Fiscal security for the construction of the Roads has been posted in accordance with the Code or construction of the Roads has been completed in accordance with the Approved Plans.
- 9.2 Light Fixtures:** In connection with the construction of the roads, street light fixtures will be installed in accordance with the design shown on **Exhibit "I"** attached hereto and incorporated herein and conforming with the following specifications:
- a. The light fixture will be black or dark bronze in color and of a horizontal design with sharp cutoff edges.
 - b. The illumination source will be metal halide (or equivalent).
 - c. The light fixture will be mounted on a metal pole. The pole will be the same color as the light fixture.

10. PHASED DEVELOPMENT

The Owner has the option to develop the Property as a phased development. The Property may be platted into two or more lots to accommodate phasing.

11. RESTRICTIONS

The Property will be developed in accordance with any conditions, covenants or restrictions of record with the Williamson County Clerk.

III.

MISCELLANEOUS PROVISIONS

1. CHANGES TO DEVELOPMENT PLAN

1.1 Minor Changes.

Minor changes to this Agreement or the Development Plan which do not substantially change this Agreement or the Development Plan may be approved administratively, if approved in writing, by the Director of Public Works, the Director of Planning and Community Development, and the City Attorney.

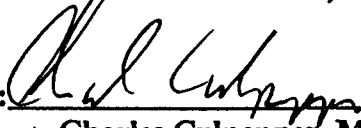
1.2 Major Changes.

Major changes to this Agreement or the Development Plan must be resubmitted following the same procedure required by the original PUD application.

2. GENERAL PLAN AMENDED

The Round Rock General Plan is hereby amended to reflect the provisions of this Agreement and Development Plan.

CITY OF ROUND ROCK, TEXAS

By: 
Charles Culpepper, Mayor
City of Round Rock, Texas

Date: 2-25, 1999

35/45 INVESTORS, L.P.

By: **35/45 Genpar, L.L.C.**

By: 
William S. Smalling, Manager

Date: March 31, 1999

EXHIBIT C

LIENHOLDER CONSENT

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

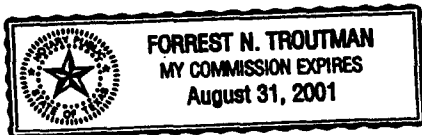
That Kouri and Kouri, Ltd., organized and existing under the laws of the state of Texas, acting herein by and through its general partner, being the holder of a lien by way of Deed of Trust recorded in Document No. 9848754, Official Records of Williamson County, Texas on a portion of the Property described in the Agreement and Development Plan of 194.345 Acres of land situated in the City of Round Rock, Williamson County, Texas, does hereby consent to the Agreement and Development Plan and does further hereby join, approve, and consent to all provisions shown herein.

Kouri and Kouri, Ltd.

By: Tom Kouri
Tom Kouri, its general partner

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 1st day of MARCH, 1999, by Tom Kouri, general partner of Kouri & Kouri, Ltd., a Texas limited partnership, on behalf of said limited partnership.



Forrest N. Troutman
Notary Public in and for the state of Texas

FORREST N. TROUTMAN
Name - Typed or Printed

My Commission Expires: AUGUST 31, 2001

EXHIBIT D

DEVELOPMENT AREAS

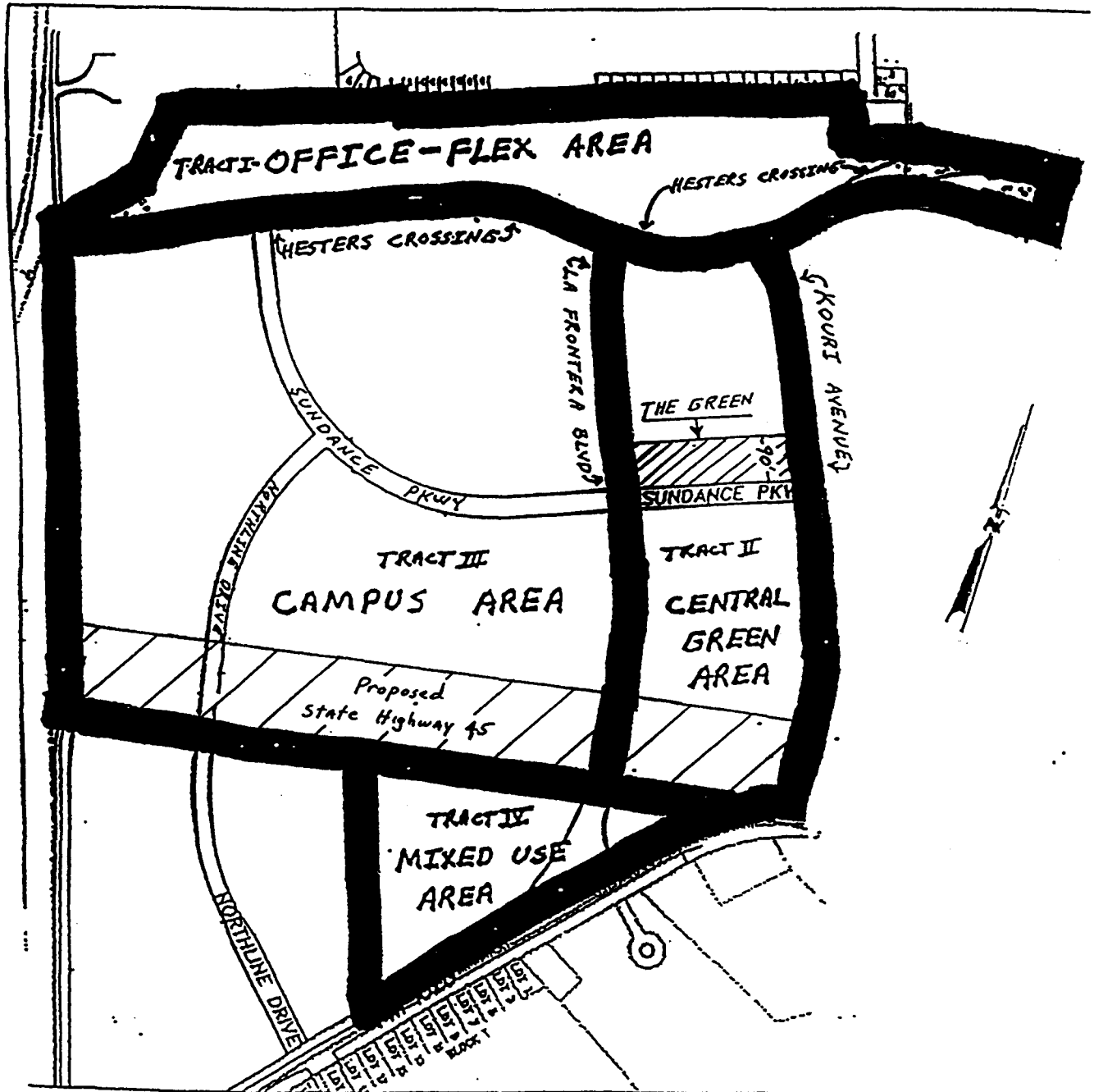


EXHIBIT E

MAXIMUM BUILDING AREA

Development Area	Total Land Area	Maximum Building Area
Tract I - Office-Flex Area	36.56 acres	398,138 sq. ft.
Tract II - Central Green Area	38.91 acres	1,694,920 sq. ft.
Tract III - Campus Area	103.50 acres	3,606,768 sq. ft.
Tract IV - Mixed Use Area	15.37 acres	401,710 sq. ft.

EXHIBIT F-1

PERMITTED USES AND LIMITATIONS APPLICABLE TO THE OFFICE-FLEX AREA

The permitted uses and limitations applicable to the Office-Flex Area are as follows:

1. Permitted Uses, Heights and Setbacks.

Permitted uses, building height limitations, building setbacks and landscaping setbacks are detailed in the chart below:

Permitted Use*	Building Height Limitation	Building Setbacks from:		Landscaping Setbacks from Residential Areas **
		Hester's Crossing	Residential Areas **	
Office	45 feet ****	60 feet	100 feet	50 feet
Local Commercial (C-2)***	45 feet ****	60 feet	100 feet	50 feet
Business Park *****	45 feet ****	60 feet	100 feet	50 feet

- * Zoning designations noted in parentheses indicate all uses permissible under the Code for such designation as of the date of this Ordinance. Such uses may include, but are not limited to, other uses also listed in this chart. Limitations for any specific C-2 use listed in this chart will control over the general C-2 listing.
- ** Containing three rows of vegetative material, 20% of which will be trees with a caliper of no less than 2" in the area adjacent to the following subdivisions:
- (i) Chisholm Valley West Section Three Amended
 - (ii) Chisholm Valley West Section Four
 - (iii) George Blessing Mobile Home Park
- *** Permitted only in locations wholly within the interior of buildings constructed primarily for other permitted uses.
- **** Limited to two stories.
- ***** Uses include, but are not limited to: office, research & development, technical schools, light manufacturing and assembly conducted wholly within a building, the sale of goods produced or assembled on site and day care services.

2. Prohibited Uses.

The following uses are prohibited on the Property: mini-warehouses, flea markets, sexually oriented businesses (as defined in the Code), amusement parks or carnivals, portable building sales except as incidental to other retail sales, recreational vehicle parks, wholesale nurseries, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales and truck stops.

3. Outdoor Sales and Displays.

Outdoor sales and displays are permitted in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to outdoor cafés and outdoor dining areas (including outdoor seating for a food court) that: (i) are located and operated as an integral part of the principal use, and (ii) do not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. Prohibited Building Materials.

The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):

Sheet, corrugated, and unfinished Aluminum
Asbestos
Galvanized Steel
Mirrored Glass (reflectivity of 20% or more)

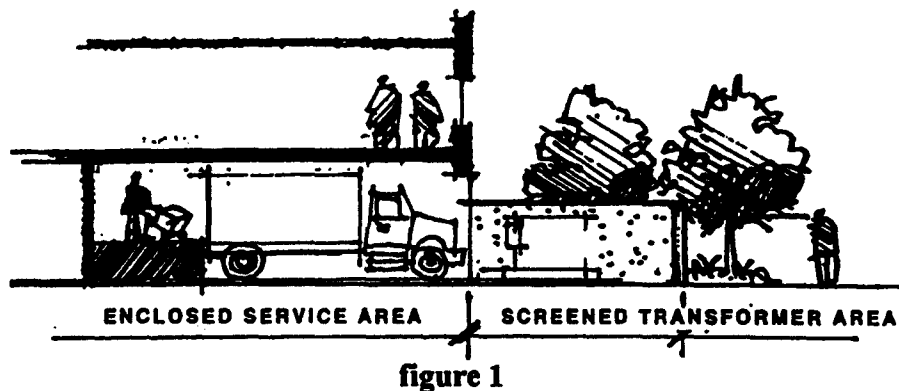
5. Sidewalks.

All sidewalks will be located within the sidewalk zone as shown in the Traffic Impact Analysis attached hereto as Exhibit "L" and incorporated herein. One of the following is required along all public roads:

- a. **Standard Sidewalks:** Sidewalks at least 5 feet wide on both sides of the road as detailed on Exhibit "J" attached hereto and incorporated herein.
- b. **Wide Sidewalk:** A sidewalk at least 8 feet wide on one side of the road as detailed on Exhibit "J".

6. Service and Loading Areas.

- a. **Screening Required:** No dock high loading area is permitted unless such area is visually screened from public view.
- b. **Delivery Vehicles:** All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.
- c. **Service Areas:** Service areas will be screened from adjacent tracts, all public rights-of-way, and views from above. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas. Screening walls must be constructed of the same materials as the main building. (refer to figure 1)



- d. **Loading Areas:** All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as to not prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public or private right-of-way.
- e. **Trash Storage:** Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to screen all refuse containers completely and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc.) which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. (refer to figure 2)

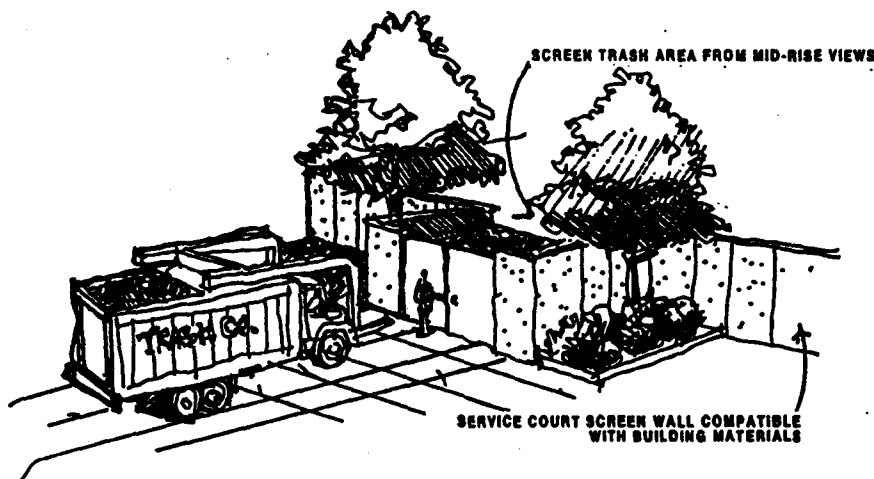


figure 2

- f. **Street Level Mechanical Equipment:** All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
 - g. **Roof Mounted Mechanical Equipment:** All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design. If roof decks with mechanical units are visible from any level of adjacent buildings, the mechanical units must be screened and painted to match the finished roof material.
- 7. **Exterior Lighting.**
 - a. **Minimal Spillover:** All lighting must be installed to minimize light spillover onto adjacent properties.
 - b. **Parking Lot Fixtures:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles 40 feet high. (refer to figure 3)
 - c. **Open Space, Walkway and Passenger Drop Off Areas:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles between 10 and 15 feet high. (refer to figure 3)

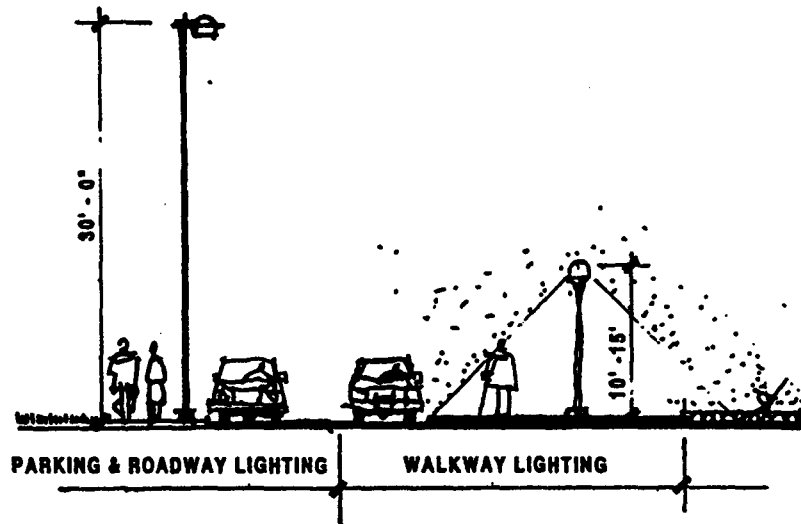


figure 3

8. Landscaping.

- a. **Existing Trees:** Existing large mature trees will be retained in accordance with the Code.
- b. **Tree Protection:** All existing trees of six (6) inch caliper or greater must be indicated on the proposed site plans. The proposed site plans will indicate trees to remain and those to be removed. All trees within an approved building site which are required to be preserved in accordance with the Code must be flagged and encircled with protective fencing. The fencing must extend beyond the full spread on the tree's branches to reasonably ensure successful protection. Existing trees in parking areas will be saved in groups and as specimens whenever practicable.
- c. **Open Space:** All areas not containing buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting design must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.
- d. **Rights of Way:** Areas within the road right-of-way may be landscaped only in accordance with a license agreement with the City.
- e. **Grass:** All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferable sod. Overseeding in fall with cool season native grasses is allowed. The use of edging material to separate all grass areas from shrub and groundcover areas is required. The edging material will be concrete, steel, brick or

stone. No plastic edging is allowed. Use of narrow paving "mowstrips" are allowed around building foundations for easy maintenance.

- f. **Irrigation:** An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.
- g. **Screening of Parking:** Parking areas must be screened visually from all roadways in accordance with the Code. Screening may be accomplished with landscaping or buildings. Berms may not exceed a 3:1 pitch. Shrubbery must be maintained to a minimum height of 3 feet. (refer to figure 4)

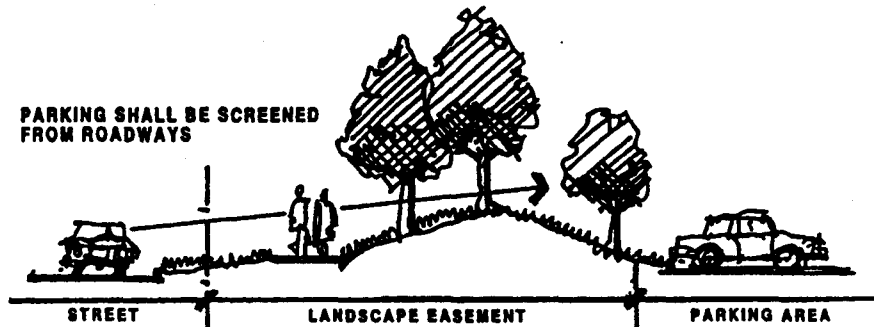


figure 4

- h. **Parking Areas:** In all vehicular use areas and parking areas, a minimum of 90 square feet for each 12 parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10") wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every 60 linear feet.
- i. **Road Medians:** At least twenty percent (20%) of the median of Hesters Crossing will be landscaped with shrubbery and trees.
- j. **Fencing:** Fencing will be extended from east to west between the Office-Flex Area and the adjoining residential areas (to the north) as Hesters Crossing is constructed from east to west. The fencing will be installed in accordance with the Code with metal fence posts set in concrete footings.

9. Utility Lines.

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be screened.

EXHIBIT F-2

PERMITTED USES AND LIMITATIONS APPLICABLE TO THE CENTRAL GREEN AREA

The permitted uses and limitations applicable to the Central Green Area are as follows:

1. Permitted Uses, Heights and Setbacks.

Permitted uses, building height limitations, building setbacks and landscaping setbacks are detailed in the chart below:

Permitted Use*	Building Height Limitation	Building Setbacks from:					Maximum Residential Units
		Hester's Crossing	La Frontera Boulevard	Kouri Avenue	South side of Sundance Parkway	Other Roads	
Office***	144 feet	60 feet	8 feet	8 feet	8 feet	25 feet	n/a
Hotel****	144 feet	60 feet	8 feet	8 feet	8 feet	25 feet	n/a
Restaurant*****	45 feet**	60 feet	8 feet	8 feet	8 feet	25 feet	n/a
General Commercial (C-1)	45 feet**	60 feet	8 feet	8 feet	8 feet	25 feet	n/a
Business Park *****	60 feet	60 feet	8 feet	8 feet	8 feet	25 feet	n/a
Multifamily (MF)*****	60 feet	60 feet	8 feet	8 feet	8 feet	25 feet	35 per acre

- * Zoning designations noted in parentheses indicate all uses permissible under the Code for such designation as of the date of this Ordinance. Such uses may include, but are not limited to, other uses also listed in this chart. Limitations for any specific C-1 or MF use listed in this chart will control over the general C-1 or MF listing.
- ** Decorative architectural features may exceed the stated height limitation by 15 feet.
- *** Including the following associated uses: Restaurant (including bar and liquor sales), Research & Development, and General Commercial (C-1).
- **** Including the following associated uses: Restaurant (including bar and liquor sales) and General Commercial (C-1).
- ***** Including bar and liquor sales.
- ***** Uses include, but are not limited to: office, office/warehouse, research & development, technical schools, light manufacturing and assembly conducted wholly within a building, the sale of goods produced or assembled on site and day care services.
- ***** Total residential units in the combined portions of the Property allowing multifamily units (Central Green Area, Campus Area and Mixed Use Area) may not exceed 900 units. Multifamily units are not permitted north of Sundance Parkway.

2. Prohibited Uses.

The following uses are prohibited on the Property: mini-warehouses, flea markets, sexually oriented businesses (as defined in the Code), amusement parks or carnivals, portable building sales except as incidental to other retail sales, recreational vehicle parks, wholesale nurseries, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales and truck stops.

3. The Green.

No buildings or parking lots may be constructed in the portion of the Central Green Area shown as "The Green" on Exhibit "D".

4. Outdoor Sales and Displays.

Outdoor sales and displays are permitted in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to outdoor cafés and outdoor dining areas (including outdoor seating for a food court) that: (i) are located and operated as an integral part of the principal use, and (ii) do not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

5. Prohibited Building Materials.

The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):

Sheet, corrugated, and unfinished Aluminum
Asbestos
Galvanized Steel
Mirrored Glass (reflectivity of 20% or more)

6. Sidewalks.

All sidewalks will be located within the sidewalk zone as shown in the Traffic Impact Analysis attached hereto as Exhibit "L" and incorporated herein. One of the following is required along all public roads (except Farm to Market Road 1325):

- a. **Standard Sidewalks:** Sidewalks at least 5 feet wide on both sides of the road as detailed on Exhibit "J" attached hereto and incorporated herein.
- b. **Wide Sidewalk:** A sidewalk at least 8 feet wide on one side of the road as detailed on Exhibit "J".

7. **Service and Loading Areas.**

- a. **Screening Required:** No dock high loading area is permitted unless such area is visually screened from public view.
- b. **Delivery Vehicles:** All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.
- c. **Service Areas:** Service areas will be screened from adjacent tracts, all public rights-of-way, and views from above. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas. Screening walls must be constructed of the same materials as the main building. (refer to figure 1)

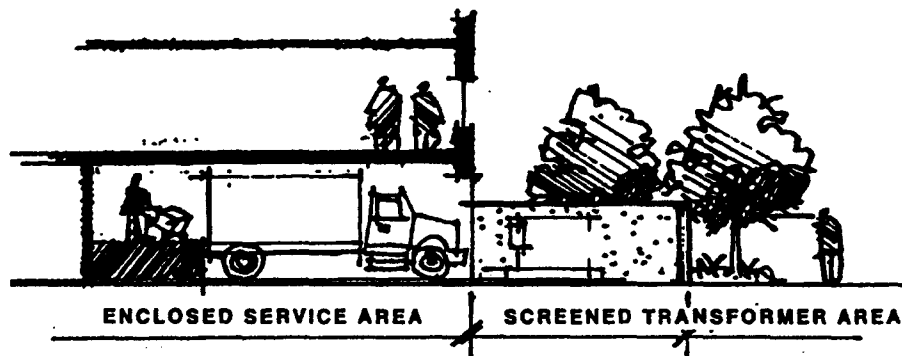


figure 1

- d. **Loading Areas:** All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as to not prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public or private right-of-way.
- e. **Trash Storage:** Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to screen all refuse containers completely and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc.) which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. (refer to figure 2)

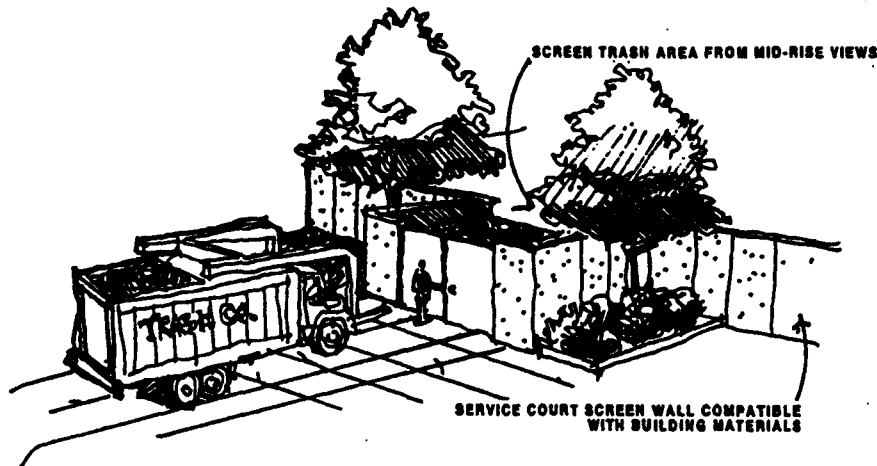


figure 2

- f. **Street Level Mechanical Equipment:** All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
- g. **Roof Mounted Mechanical Equipment:** All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design. If roof decks with mechanical units are visible from any level of adjacent buildings, the mechanical units must be screened and painted to match the finished roof material.

8. Exterior Lighting.

- a. **Minimal Spillover:** All lighting must be installed to minimize light spillover onto adjacent properties.
- b. **Parking Lot Fixtures:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles 40 feet high. (refer to figure 3)
- c. **Open Space, Walkway and Passenger Drop Off Areas:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on

Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles between 10 and 15 feet high. (refer to figure 3)

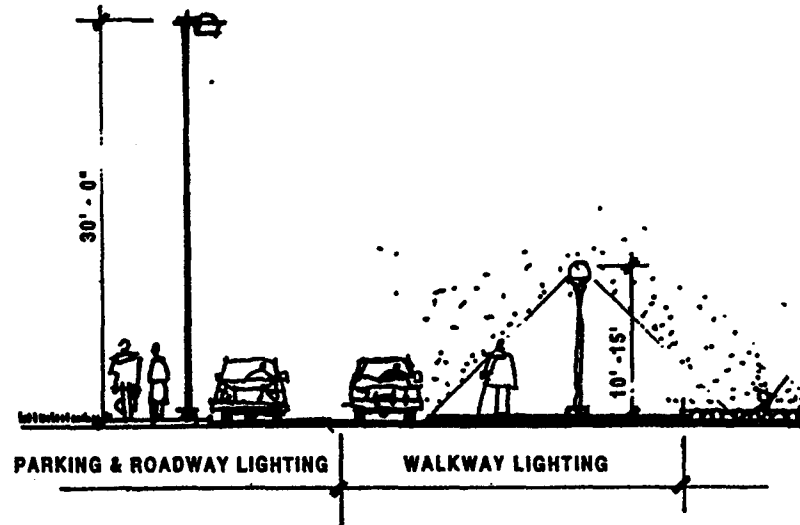


figure 3

9. Landscaping.

- a. **Existing Trees:** Existing large mature trees will be retained in accordance with the Code.
- b. **Tree Protection:** All existing trees of six (6) inch caliper or greater must be indicated on the proposed site plans. The proposed site plans will indicate trees to remain and those to be removed. All trees within an approved building site which are required to be preserved in accordance with the Code must be flagged and encircled with protective fencing. The fencing must extend beyond the full spread on the tree's branches to reasonably ensure successful protection. Existing trees in parking areas will be saved in groups and as specimens whenever practicable.
- c. **Open Space:** All areas not containing buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting design must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.
- d. **Rights of Way:** Areas within the road right-of-way may be landscaped only in accordance with a license agreement with the City.

- e. **Grass:** All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferable sod. Overseeding in fall with cool season native grasses is allowed. The use of edging material to separate all grass areas from shrub and groundcover areas is required. The edging material will be concrete, steel, brick or stone. No plastic edging is allowed. Use of narrow paving "mowstrips" are allowed around building foundations for easy maintenance.
- f. **Irrigation:** An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.
- g. **Screening of Parking:** Parking areas must be screened visually from all roadways in accordance with the Code. Screening may be accomplished with landscaping or buildings. Berms may not exceed a 3:1 pitch. Shrubbery must be maintained to a minimum height of 3 feet. (refer to figure 4)

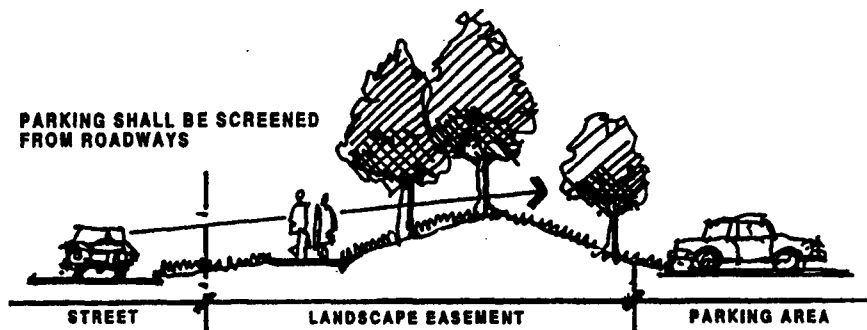


figure 4

- h. **Parking Areas:** In all vehicular use areas and parking areas, a minimum of 90 square feet for each 12 parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10") wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every 60 linear feet.
 - i. **Road Medians:** At least twenty percent (20%) of the medians of the Hesters Crossing and La Frontera Boulevard will be landscaped with shrubbery and trees.
10. **Utility Lines.**

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be screened.

11. Building Orientation.

Buildings constructed on lots abutting Sundance Parkway must be oriented so that the primary architectural facade of the building faces the area indicated as "The Green" on Exhibit "D".

EXHIBIT F-3

PERMITTED USES AND LIMITATIONS APPLICABLE TO THE CAMPUS AREA

The permitted uses and limitations applicable to the Campus Area are as follows:

1. Permitted Uses, Heights and Setbacks.

Permitted uses, building height limitations, building setbacks and landscaping setbacks are detailed in the chart below:

Permitted Use*	Building Height Limitation	Building Setbacks from:					Maximum Residential Units
		Hester's Crossing	La Frontera Boulevard	Sundance Parkway	Northline Boulevard	Other Roads	
Office***	144 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Hotel****	144 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Restaurant*****	45 feet**	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
General Commercial (C-1)	45 feet**	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Business Park *****	60 feet	60 feet	8 feet	25 feet	25 feet	25 feet	n/a
Multifamily (MF)*****	60 feet	60 feet	8 feet	25 feet	25 feet	25 feet	35 per acre

- * Zoning designations noted in parentheses indicate all uses permissible under the Code for such designation as of the date of this Ordinance. Such uses may include, but are not limited to, other uses also listed in this chart. Limitations for any specific C-1 or MF use listed in this chart will control over the general C-1 or MF listing.
- ** Decorative architectural features may exceed the stated height limitation by 15 feet.
- *** Including the following associated uses: Restaurant (including bar and liquor sales), Research & Development, and General Commercial (C-1).
- **** Including the following associated uses: Restaurant (including bar and liquor sales) and General Commercial (C-1).
- ***** Including bar and liquor sales.
- ***** Uses include, but are not limited to: office, office/warehouse, research & development, technical schools, light manufacturing and assembly conducted wholly within a building, the sale of goods produced or assembled on site and day care services.
- ***** Total residential units in the combined portions of the Property allowing multifamily units (Central Green Area, Campus Area and Mixed use Area) may not exceed 900 units. Multifamily units are not permitted north of Sundance Parkway.

2. Prohibited Uses.

The following uses are prohibited on the Property: mini-warehouses, flea markets, sexually oriented businesses (as defined in the Code), amusement parks or carnivals, portable building sales except as incidental to other retail sales, recreational vehicle parks, wholesale nurseries, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales and truck stops.

3. Outdoor Sales and Displays.

Outdoor sales and displays are permitted in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to outdoor cafés and outdoor dining areas (including outdoor seating for a food court) that: (i) are located and operated as an integral part of the principal use, and (ii) do not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. Prohibited Building Materials.

The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):

Sheet, corrugated, and unfinished Aluminum
Asbestos
Galvanized Steel
Mirrored Glass (reflectivity of 20% or more)

5. Sidewalks.

All sidewalks will be located within the sidewalk zone as shown in the Traffic Impact Analysis attached hereto as Exhibit "L" and incorporated herein. One of the following is required along all public roads:

- a. **Standard Sidewalks:** Sidewalks at least 5 feet wide on both sides of the road as detailed on Exhibit "J" attached hereto and incorporated herein.
- b. **Wide Sidewalk:** A sidewalk at least 8 feet wide on one side of the road as detailed on Exhibit "J".

6. Service and Loading Areas.

- a. **Screening Required:** No dock high loading area is permitted unless such area is visually screened from public view.
- b. **Delivery Vehicles:** All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.

- c. **Service Areas:** Service areas will be screened from adjacent tracts, all public rights-of-way, and views from above. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas. Screening walls must be constructed of the same materials as the main building. (refer to figure 1)

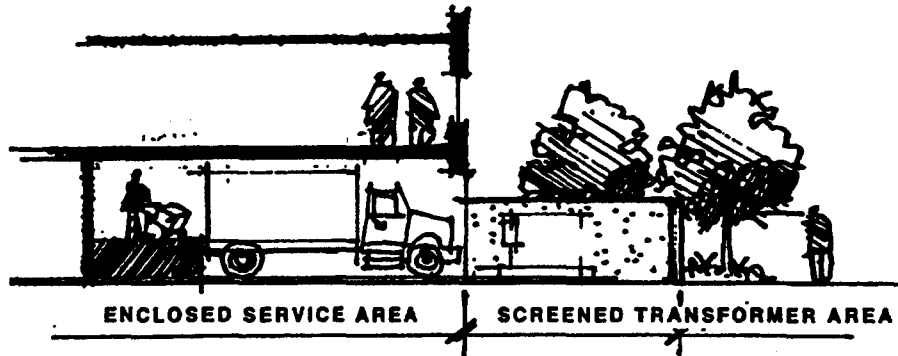


figure 1

- d. **Loading Areas:** All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as to not prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public or private right-of-way.
- e. **Trash Storage:** Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to screen all refuse containers completely and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc.) which are compatible with the building it serves. Refuse storage areas must be designed to contain all refuse generated on-site between collections. (refer to figure 2)

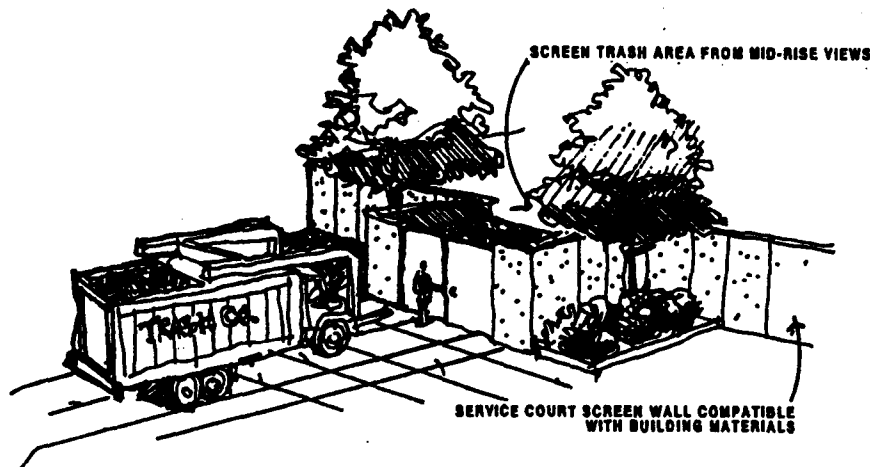


figure 2

- f. **Street Level Mechanical Equipment:** All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
- g. **Roof Mounted Mechanical Equipment:** All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design. If roof decks with mechanical units are visible from any level of adjacent buildings, the mechanical units must be screened and painted to match the finished roof material.

7. Exterior Lighting.

- a. **Minimal Spillover:** All lighting must be installed to minimize light spillover onto adjacent properties.
- b. **Parking Lot Fixtures:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles 40 feet high. (refer to figure 3)
- c. **Open Space, Walkway and Passenger Drop Off Areas:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on

Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles between 10 and 15 feet high. (refer to figure 3)

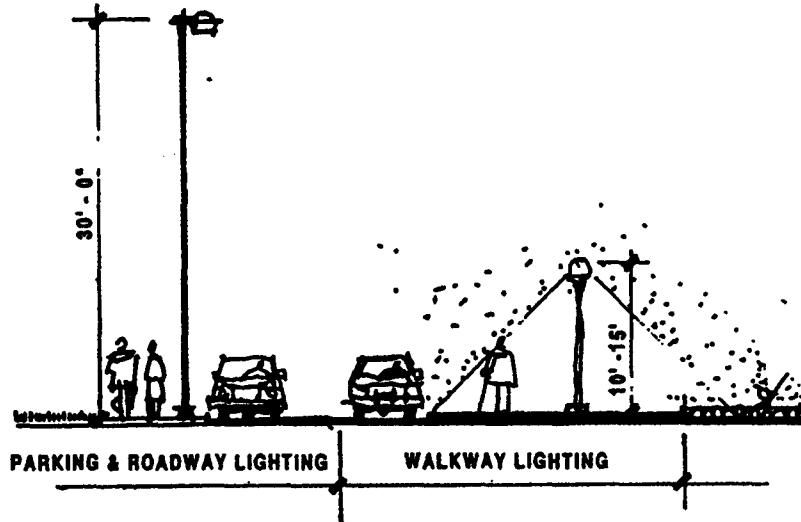


figure 3

8. Landscaping.

- a. **Existing Trees:** Existing large mature trees will be retained in accordance with the Code.
- b. **Tree Protection:** All existing trees of six (6) inch caliper or greater must be indicated on the proposed site plans. The proposed site plans will indicate trees to remain and those to be removed. All trees within an approved building site which are required to be preserved in accordance with the Code must be flagged and encircled with protective fencing. The fencing must extend beyond the full spread on the tree's branches to reasonably ensure successful protection. Existing trees in parking areas will be saved in groups and as specimens whenever practicable.
- c. **Open Space:** All areas not containing buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting design must provide for easy maintenance. Utility easements will be landscaped consistent with other landscape areas where allowed by the respective utility company.
- d. **Rights of Way:** Areas within the road right-of-way may be landscaped only in accordance with a license agreement with the City.

- e. **Grass:** All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferable sod. Overseeding in fall with cool season native grasses is allowed. The use of edging material to separate all grass areas from shrub and groundcover areas is required. The edging material will be concrete, steel, brick or stone. No plastic edging is allowed. Use of narrow paving "mowstrips" are allowed around building foundations for easy maintenance.
- f. **Irrigation:** An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.
- g. **Screening of Parking:** Parking areas must be screened visually from all roadways in accordance with the Code. Screening may be accomplished with landscaping or buildings. Berms may not exceed a 3:1 pitch. Shrubbery must be maintained to a minimum height of 3 feet. (refer to figure 4)

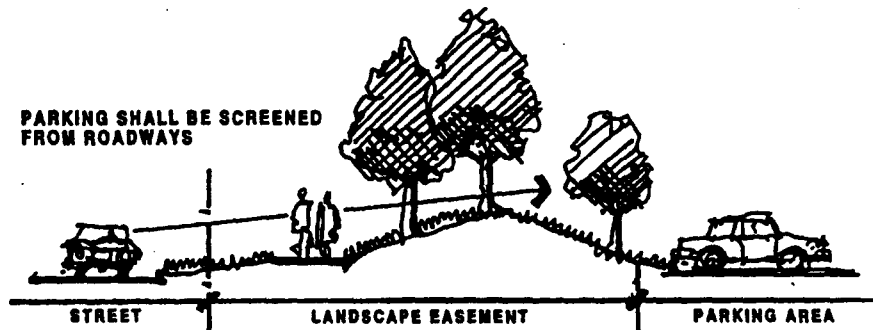


figure 4

- h. **Parking Areas:** In all vehicular use areas and parking areas, a minimum of 90 square feet for each 12 parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10") wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every 60 linear feet.
- i. **Road Medians:** At least twenty percent (20%) of the medians of the Hesters Crossing and La Frontera Boulevard will be landscaped with shrubbery and trees.

10. Utility Lines.

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be screened.

EXHIBIT F-4

PERMITTED USES AND LIMITATIONS APPLICABLE TO THE MIXED USE AREA

The permitted uses and limitations applicable to the Mixed Use Area are as follows:

1. Permitted Uses, Heights and Setbacks.

Permitted uses, building height limitations, building setbacks and landscaping setbacks are detailed in the chart below:

Permitted Use*	Building Height Limitation	Building Setbacks from:			Maximum Residential Units
		Northline Boulevard	La Frontera Boulevard	Other Roads	
General Commercial (C-1)	60 feet	25 feet	10 feet	25 feet	n/a
Shopping Center	60 feet	25 feet	10 feet	25 feet	n/a
Office**	120 feet	25 feet	10 feet	25 feet	n/a
Hotel***	120 feet	25 feet	10 feet	25 feet	n/a
Restaurant****	60 feet	25 feet	10 feet	25 feet	n/a
Business Park *****	60 feet	25 feet	10 feet	25 feet	n/a
Multifamily (MF)*****	60 feet	25 feet	10 feet	25 feet	35 per acre

- * Zoning designations noted in parentheses indicate all uses permissible under the Code for such designation as of the date of this Ordinance. Such uses may include, but are not limited to, other uses also listed in this chart. Limitations for any specific C-1 or MF use listed in this chart will control over the general C-1 or MF listing.
- ** Including the following associated uses: Restaurant (including bar and liquor sales), Research & Development, and General Commercial (C-1).
- *** Including the following associated uses: Restaurant (including bar and liquor sales) and General Commercial (C-1).
- **** Including bar and liquor sales.
- ***** Uses include, but are not limited to: office, office/warehouse, research & development, technical schools, light manufacturing and assembly conducted wholly within a building, the sale of goods produced or assembled on site and day care services.
- ***** Total residential units in the combined portions of the Property allowing multifamily units (Central Green Area, Campus Area and Mixed use Area) may not exceed 900 units.

2. Prohibited Uses.

The following uses are prohibited on the Property: mini-warehouses, flea markets, sexually oriented businesses (as defined in the Code), amusement parks or carnivals, portable building sales except as incidental to other retail sales, recreational vehicle parks, wholesale nurseries, outdoor shooting ranges, pawn shops, heavy equipment sales, kennels (but not prohibiting pet shops and veterinary clinics with overnight facilities), vehicle sales and truck stops.

3. Outdoor Sales and Displays.

Outdoor sales and displays are permitted in conjunction with the use of a building only in areas designated on the site plan filed with the City for such building. Outdoor sales and displays are further limited to the following areas:

- a. **Sidewalks:** on sidewalks adjacent to buildings, but limited to an area of no more than thirty percent (30%) of the sidewalk area that is located within twenty feet (20') from the building. In no event may the sidewalk sale and display area exceed five percent (5%) of the interior floor area of the adjoining building.
- b. **Dining:** any outdoor café or outdoor dining area (including outdoor seating for a food court) that: (i) is located and operated as an integral part of the principal use, and (ii) does not comprise a separate business use or a separate business activity. Parking requirements contained in the Code will apply to all outdoor cafes and dining areas in the same manner that such requirements apply to enclosed buildings.

4. Buildings.

- a. **Prohibited Materials:** The following materials are prohibited on the exterior walls of all buildings and structures (this section does not apply to roofs):
 - Sheet, corrugated, and unfinished Aluminum
 - Asbestos
 - Galvanized Steel
 - Mirrored Glass (reflectivity of 20% or more)
- b. **Building Elevations and Rooflines:** To avoid the design of a continuous, unbroken wall facade and a continuous roofline (big box design), structures over 200 feet in length must be designed so as to stagger the front facades and rooflines to break up the visual expanse of the structures.

5. Sidewalks.

All sidewalks will be located within the sidewalk zone as shown in the Traffic Impact Analysis attached hereto as Exhibit "L" and incorporated herein. One of the following is required along all public roads (except Farm to Market Road 1325):

- a. **Standard Sidewalks:** Sidewalks at least 5 feet wide on both sides of the road as detailed on Exhibit "J" attached hereto and incorporated herein.
- b. **Wide Sidewalk:** A sidewalk at least 8 feet wide on one side of the road as detailed on Exhibit "J".

6. **Service and Loading Areas.**

- a. **Screening Required:** No dock high loading area is permitted unless such area is visually screened from public view.
- b. **Delivery Vehicles:** All delivery and utility vehicles stored on-site must be inside a closed building or within a screened portion of the site.
- c. **Service Areas:** Service areas will be screened from adjacent tracts, all public rights-of-way, and views from above. Methods of screening include walled entrances, evergreen landscaping, and depressed service areas. Screening walls must be constructed of the same materials as the main building. (refer to figure 1)

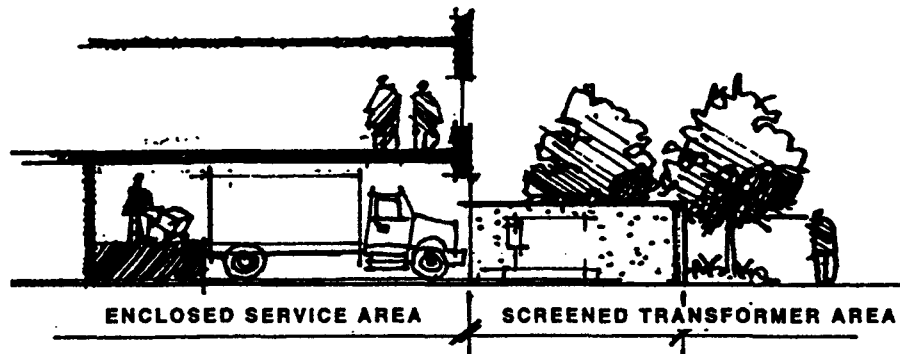


figure 1

- d. **Loading Areas:** All loading and service areas must be clearly signed. Loading spaces must be clearly denoted on the pavement and designed so as to not prohibit on-site vehicular circulation when occupied. Loading spaces will be located directly in front of a loading door. Loading areas must be designed to accommodate backing and maneuvering on-site, not from a public street. Regardless of orientation, loading doors may not be located closer than fifty feet (50') from a public or private right-of-way.
- e. **Trash Storage:** Refuse storage enclosures are required for all buildings. Enclosures must be of sufficient height to screen all refuse containers completely and must be provided with gates, so as to provide screening of views from adjacent lots and public rights-of-way. All enclosures must be constructed of permanent materials (concrete, masonry, wood, steel, etc.) which are compatible with the building it serves. Refuse

storage areas must be designed to contain all refuse generated on-site between collections. (refer to figure 2)

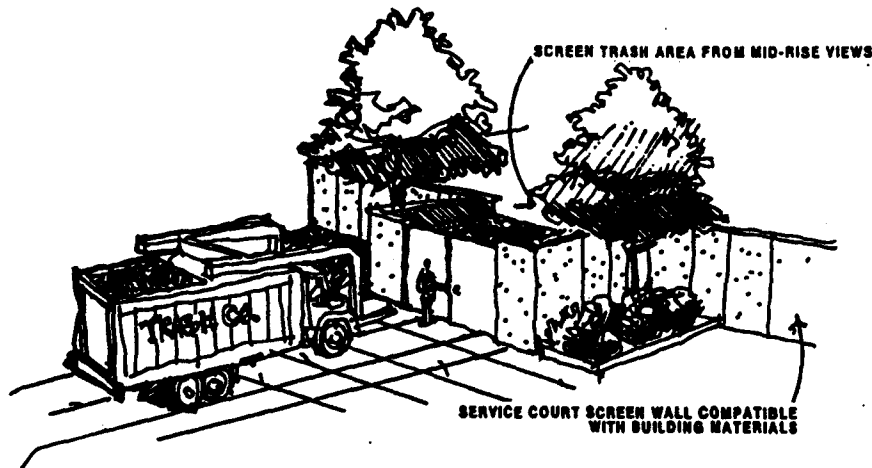


figure 2

- f. **Street Level Mechanical Equipment:** All ground-mounted service equipment (e.g., air conditioners, transformers, trash collection equipment) related to each building will be consolidated in an enclosed service area. Landscaping will be used to soften the visual appearance of the walls enclosing the service area. Service areas must be paved, curbed, and internally drained.
 - g. **Roof Mounted Mechanical Equipment:** All roof mounted mechanical elements must be screened from view from the public right-of-way. Screening must be compatible with the building design. If roof decks with mechanical units are visible from any level of adjacent buildings, the mechanical units must be screened and painted to match the finished roof material.
7. **Exterior Lighting.**
- a. **Minimal Spillover:** All lighting must be installed to minimize light spillover onto adjacent properties.
 - b. **Parking Lot Fixtures:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles 40 feet high. (refer to figure 3)

- c. **Open Space, Walkway and Passenger Drop Off Areas:** All light fixtures will be of a horizontal design with sharp cutoff edges. The fixture will be a rectangular box unit or a round puck-like unit (similar to Kim Lighting's Curvilinear Cutoff series) with a minimum diameter of 17" (width) and maximum diameter of 29" as detailed on Exhibit "K". The fixture will be made of spun aluminum or similar quality material with sidewalls free of welds or fasteners and will have an illumination source of mercury vapor or metal halide. All fixtures and light standards will have a black or dark bronze powder coated finish. Fixture glass must be white or clear. Light standards will be metal poles between 10 and 15 feet high. (refer to figure 3)

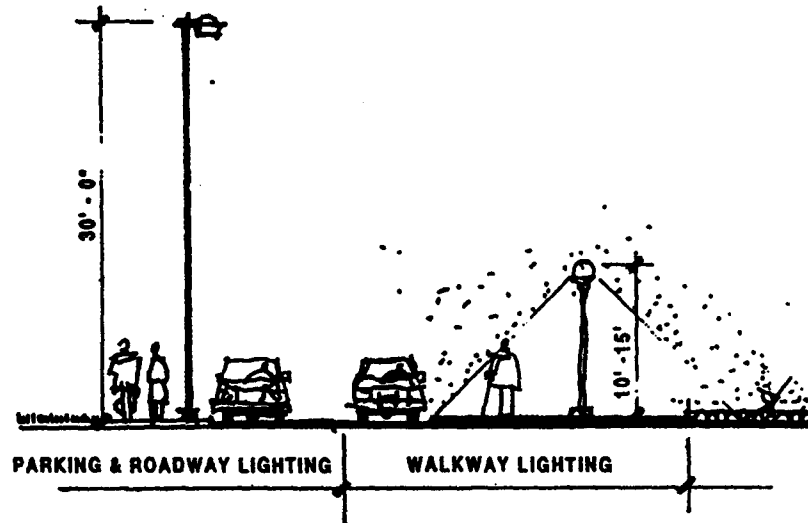


figure 3

8. **Landscaping.**

- a. **Existing Trees:** Existing large mature trees will be retained in accordance with the Code.
- b. **Tree Protection:** All existing trees of six (6) inch caliper or greater must be indicated on the proposed site plans. The proposed site plans will indicate trees to remain and those to be removed. All trees within an approved building site which are required to be preserved in accordance with the Code must be flagged and encircled with protective fencing. The fencing must extend beyond the full spread on the tree's branches to reasonably ensure successful protection. Existing trees in parking areas will be saved in groups and as specimens whenever practicable.
- c. **Open Space:** All areas not containing buildings, structures, parking lots, sidewalks, fountains, site furniture or other improvements, including, but not limited to, front, side and rear building set back areas, and all areas between the curb line and the property line, must be planted, landscaped, and maintained in good condition. The landscape planting design must provide for easy maintenance. Utility easements will

be landscaped consistent with other landscape areas where allowed by the respective utility company.

- d. **Rights of Way:** Areas within the road right-of-way may be landscaped only in accordance with a license agreement with the City.
- e. **Grass:** All landscaped areas not in groundcover or shrub beds will be planted in grasses, preferable sod. Overseeding in fall with cool season native grasses is allowed. The use of edging material to separate all grass areas from shrub and groundcover areas is required. The edging material will be concrete, steel, brick or stone. No plastic edging is allowed. Use of narrow paving "mowstrips" are allowed around building foundations for easy maintenance.
- f. **Irrigation:** An underground, automatic irrigation system must be installed in all landscaped areas. Sprinkler heads must be located to effectively water the landscaped areas with minimal spray onto roadways, parking areas and walkways.
- g. **Screening of Parking:** Parking areas must be screened visually from all roadways in accordance with the Code. Screening may be accomplished with landscaping or buildings. Berms may not exceed a 3:1 pitch. Shrubbery must be maintained to a minimum height of 3 feet. (refer to figure 4)

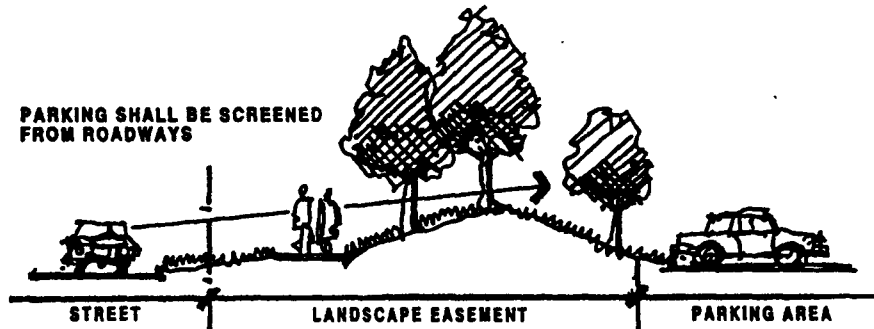


figure 4

- h. **Parking Areas:** In all vehicular use areas and parking areas, a minimum of 90 square feet for each 12 parking spaces must be devoted to landscaped strips, islands, peninsulas, medians, or other landscaped areas (the "Minimum Parking Area Landscaping Requirement"). As partial fulfillment of the Minimum Parking Area Landscaping Requirement, any parking area containing five or more parking rows of double vehicle depth will include a landscaped strip no less than ten feet (10") wide at least every fourth parking row of double vehicle depth. The landscaped strip will be installed with trees planted no less than every 60 linear feet.

9. Utility Lines.

All utility service lines must be underground to connection points provided by the utility service provider. All transformers must be screened.

EXHIBIT G
PROJECT IDENTIFICATION SIGN LOCATIONS

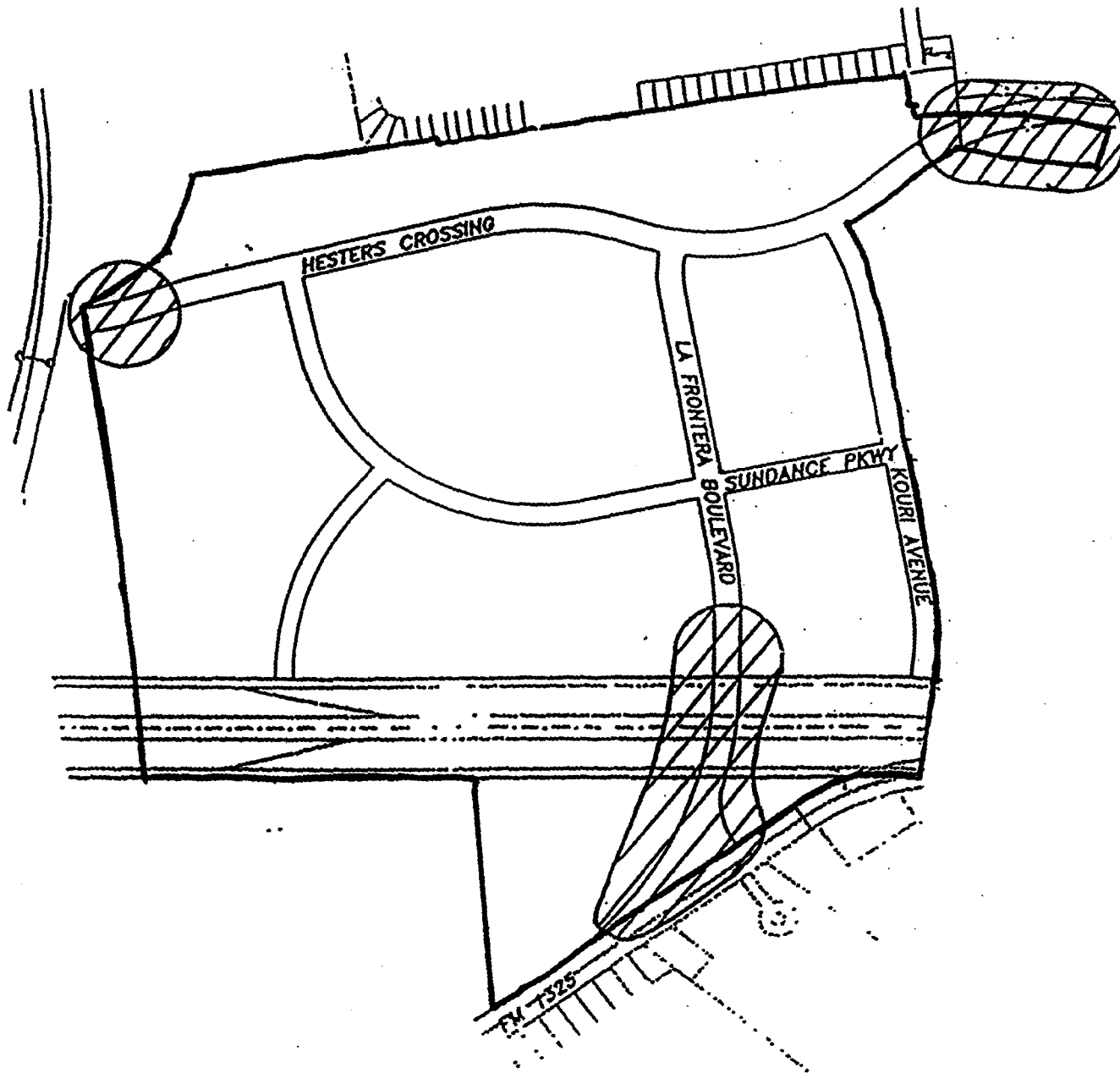
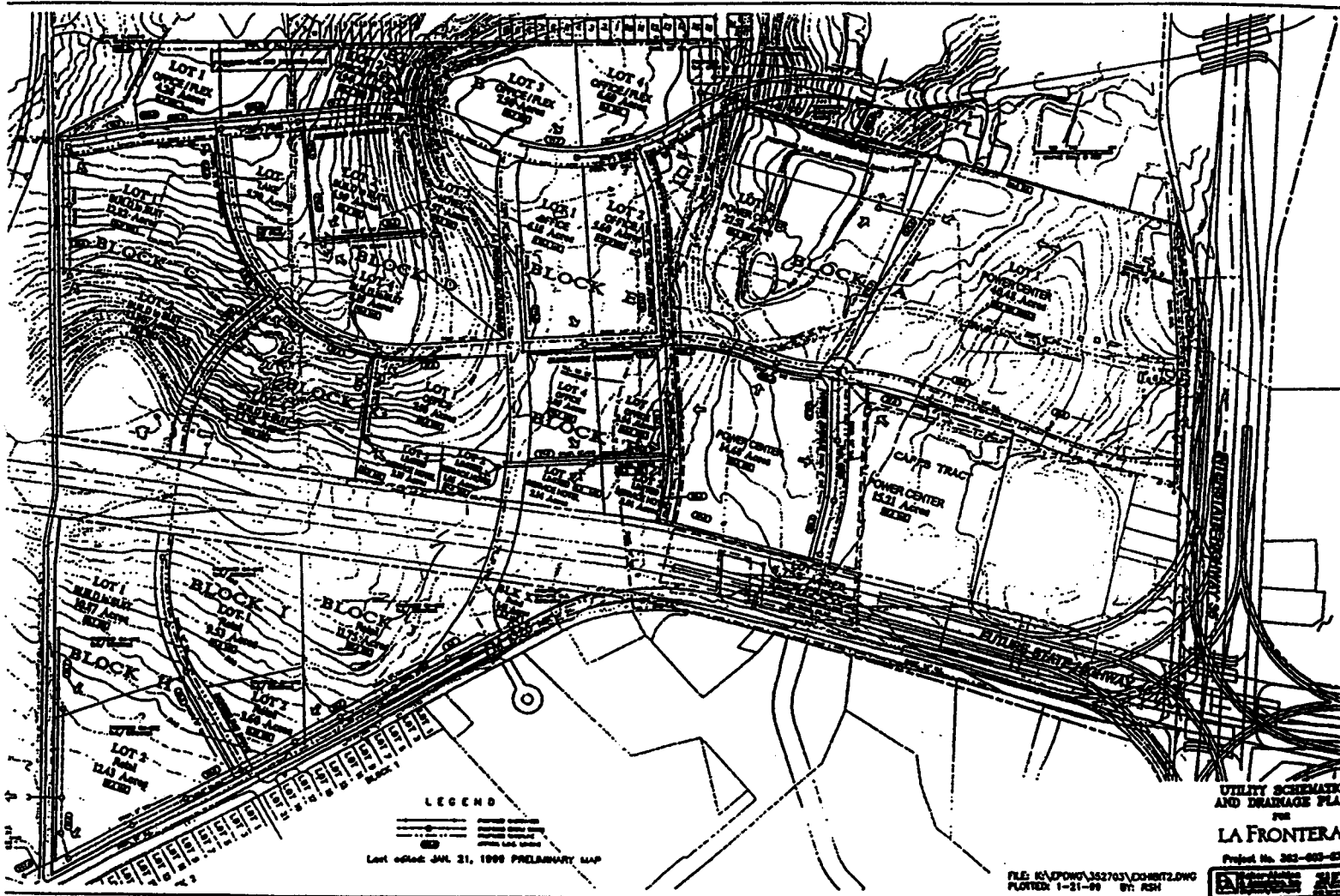


EXHIBIT H

UTILITY SCHEMATIC AND DRAINAGE PLAN



RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

EXHIBIT I

ROADWAY LIGHT FIXTURES

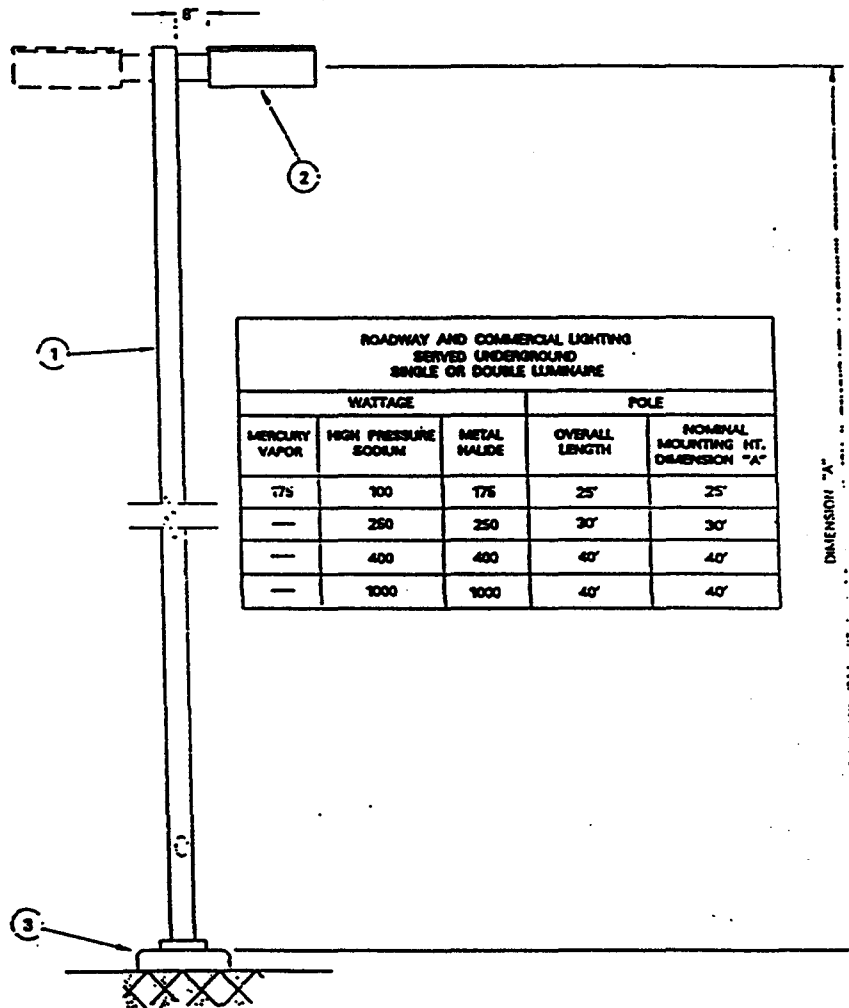
213 - 530

10 - 85

STREET LIGHT LUMINAIRE RECTANGULAR - UNDERGROUND SQUARE STEEL POLE - ANCHOR BASE

213 - 530

10 - 85



ITEM	QTY	DESCRIPTION	TSN/REF	CU	MU
1	1	POLE, SQUARE, STRAIGHT, STEEL, PAINTED DARK BRONZE, ANCHOR BASE	213-410	SLP25/30/40	
2	1	LUMINAIRE (AS REQ'D)	213-402	LR-----	
3	1	FOUNDATION	213-330	SLF25	
4	1	CONDUCTOR (IN POLE)	213-420		
5	1	POLE GROUND	213-400	(INCLUDED IN FOUNDATION CU)	
6	1	FUSING	213-419		
			213-420		
			213-421		

EXHIBIT J

SIDEWALK LOCATIONS

Standard Sidewalks

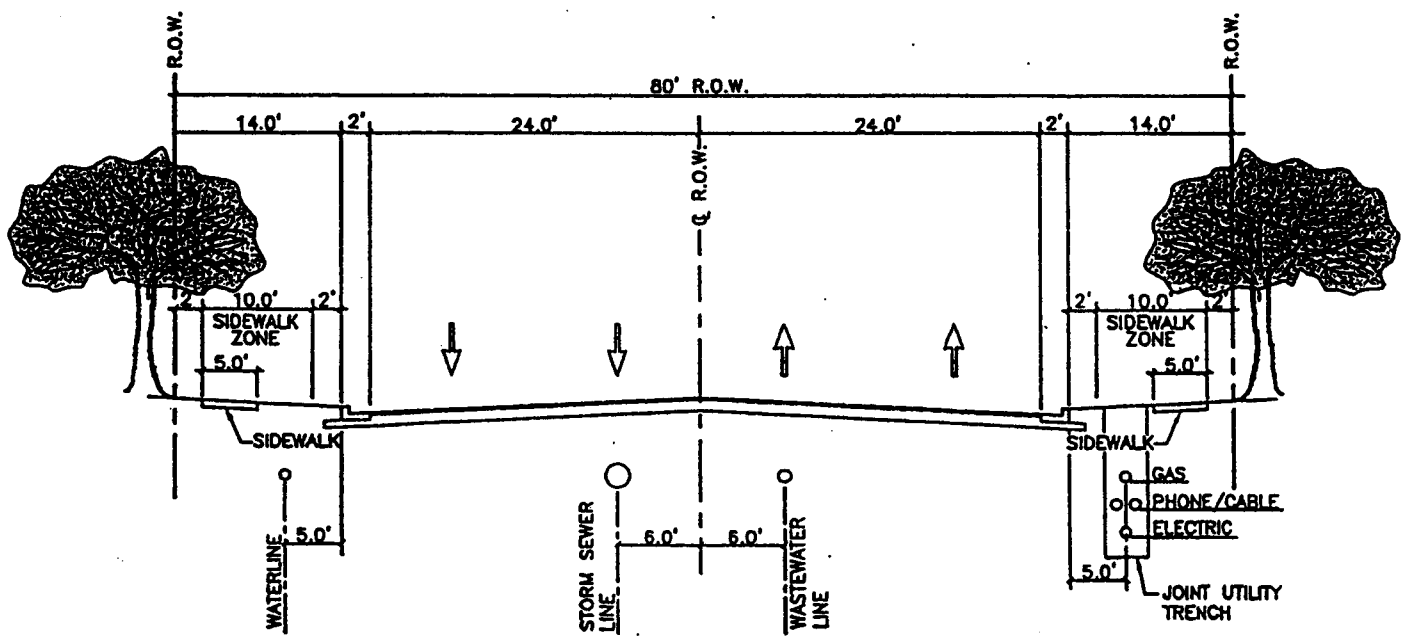


EXHIBIT J

SIDEWALK LOCATIONS

Wide Sidewalk

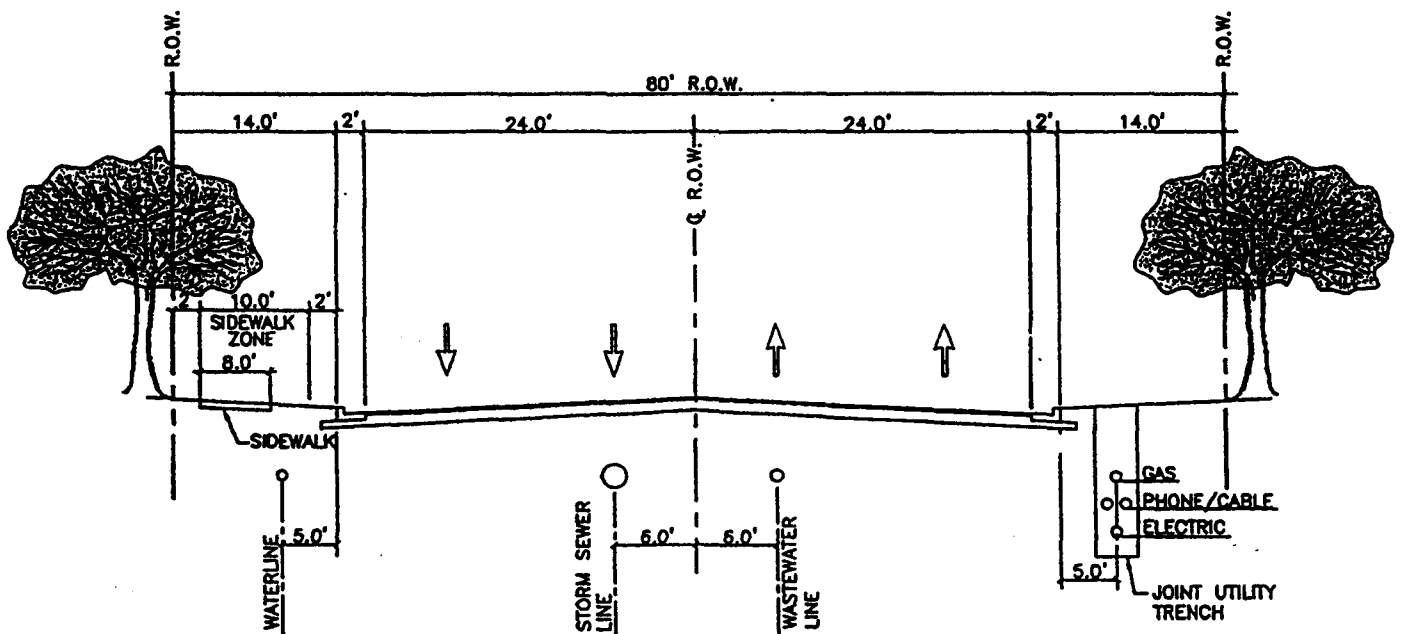
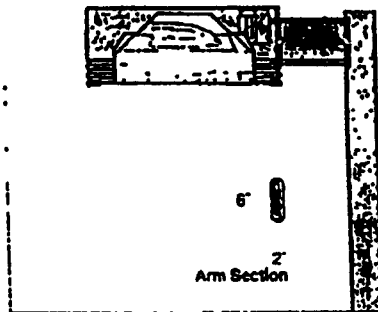


EXHIBIT K

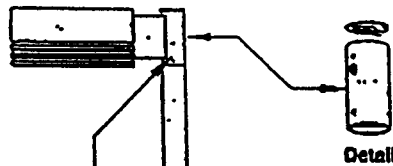
PARKING LOT AND WALKWAY LIGHT FIXTURES

SPECIFICATIONS AND DETAILS ARM MOUNT

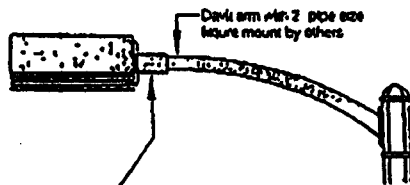
STANDARD ARM MOUNT



MOUNTING OPTIONS

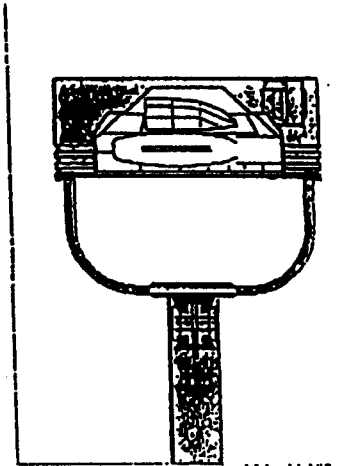


Vertical Slipfitter Mount: Allows standard fixture and support arm to be mounted to poles having a 2" pipe size tenon (2 1/2" O.D. x 4'-6" min. length). Any mounting configuration can be used (1A, 2B, 2L, 3T or 4C). 4" dia. cast aluminum with flush cap, secured by (4) 3/4" stainless steel set point allen screws. Finished to match fixture and arm.

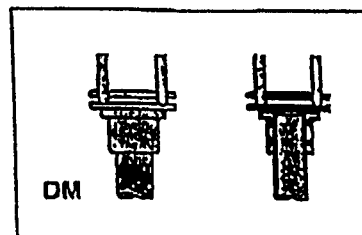
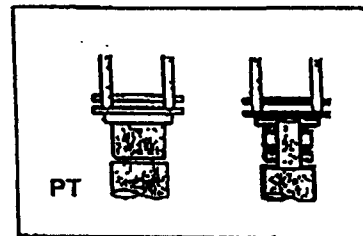
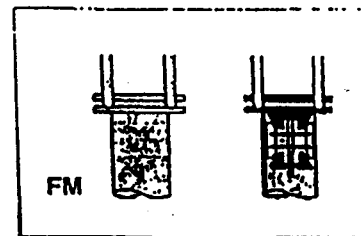


Horizontal Slipfitter Mount: Cast aluminum clamp-type slipfitter mount with single set screw anti-rotation lock. Bolts to housing from inside electrical compartment using mounting holes for standard support arm. Fitter clamps to any horizontal pole davit-arm with 2" pipe size mounting end (2 1/2" O.D.). Finished to match fixture and arm.

SPECIFICATIONS AND DETAILS POST TOP MOUNT



MOUNTING OPTIONS



Doc# 9923405
Pages: 95
Date : 04-12-1999
Time : 11:40:15 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 197.00

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This is to certify that this document was FILED and
RECORDED in the Official Public Records of
Williamson County, Texas on the date and time
stamped thereon.



Nancy E. Rister

County Clerk
Williamson County, Texas



CITY OF ROUND ROCK
ADMINISTRATION
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664